

## **Pleasant View Planning Commission Meeting Agenda**

Thursday, August 7, 2025  
6:00 p.m.

6:00 P.M. 1. **Call to Order.**

- a. Pledge of Allegiance and Opening Prayer, Reading or Expression of Thought.  
*(Commissioner Dean Stokes)*
- b. Declaration of Conflicts of Interest.

6:05 P.M 2. **Administrative Items.**

- a. Conditional Use Permit: Public Hearing – Consideration of a Conditional Use Permit for a proposed business in the MP-1 zone under the category of “Community Uses”.
- b. Site Plan Amendment: Public Hearing – Consideration of a Site Plan Amendment for an addition to an existing business at approximately 1400 W 2700 N. *(Presenter: Tammy Eveson)*

7:00 P.M. 3. **Adjournment.**

*Notice is hereby given that the Planning Commission of Pleasant View City will hold a meeting at the City Office Building, 520 W Elberta Dr. on Thursday, August 7, 2025, at 6:00 PM.*

*Notice posted on July 28, 2025 – Tammy Eveson, Planner I*

*In compliance with the Americans with Disabilities Act, persons needing auxiliary services for this meeting should call the Pleasant View City Offices at 801-782-8529, at least 24 hours prior to the meeting.*



# Planning Commission Staff Report

## Back 9 Golf

### Conditional Use Permit

August 7, 2025

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#### BASIC INFORMATION

**Applicant(s):** Jon Call

**Location:** 2724 Rulon White Blvd. #3 | Weber County Parcel: 19-435-0001

**Zone:** MP-1 (Planned Manufacturing)

**Property Owner:** 2724 Rulon LLC

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#### PLANNING COMMISSION REVIEW

The Planning Commission will consider a Conditional Use Permit (CUP) for a proposed business, Back 9, that will be leasing space in an existing building at 2724 N Rulon White Blvd. in the Regency Development / Olympus Construction building.

The proposed use is for a recreational facility providing golf instruction through the use of indoor golf simulators. The applicant is proposing this use be approved under the Community Uses category, which is a permitted use in the C-2 zone. Permitted uses in the C-2 zone are considered Conditional in the MP-1 zone as stated and defined in the ordinances below.

#### **18.32.010 Purpose and Intent.**

A. The intent of the planned manufacturing zone is to permit the establishment of a well-designed complex of manufacturing facilities for the community or region which will minimize traffic congestion on public streets in the vicinity, and which shall best fit the general environment and land use pattern of the area to be served. The protective standards contained in this chapter are intended to minimize any adverse effect of the planned manufacturing zone on nearby property values by achieving maximum compatible integration of land uses, by preserving the aesthetic qualities of the area, and to provide for safe efficient use of the planned manufacturing zone and its built-in control processes which would be highly beneficial in protecting the established surrounding environment, especially residential uses in abutting residential zones.

B. The type of planned manufacturing zone provided for in this chapter is MP-1, Light Industrial Use zone. (Ord. 91-2, 6/11/91)

**18.32.030 Conditional Uses.** Permitted uses in zone C-2. Conditional uses in zone C-2 will not be considered in zone MP-1. (Ord. 91-2, 6/11/91)

- Permitted as a Community Use in the C-2 zone

**18.04.165 Community Uses** - Are uses which have the primary purpose of serving the religious, recreational, educational or governmental needs of the community. Such uses may include but are not limited to, churches, private and public educational institutions, private non-profit recreational facilities, parks, public buildings and facilities, cemeteries and the like. (Ord.2000-29, dated 12/12/00)

**Design Requirements:** There are no proposed changes to the previously approved site plan.

*Staff Comment:* The proposed use will not require any changes to the current site plan of the building with regard to the exterior of the building, landscaping, utilities etc. No changes to the parking lot will be made and parking is sufficient for the proposed use. The approved site plan is attached to this report.

**Signs:** The applicant intends to submit separate building permit applications for "wall mounted signs" within the required specifications of the zone.

*Staff Comment:* Signs will be reviewed and approved through the building permit process. (The proposed maximum size for signs based on 48 linear feet of building frontage would be 96 square feet.)

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#### STAFF RECOMMENDATION

The Planning Commission will make a determination whether the proposed use would be appropriate for the MP-1 zone as a conditional use.

#### Public Comment

There have been no public comments submitted to date.

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#### ATTACHMENTS

- 1) Vicinity Map
- 2) Zoning Map
- 3) Application

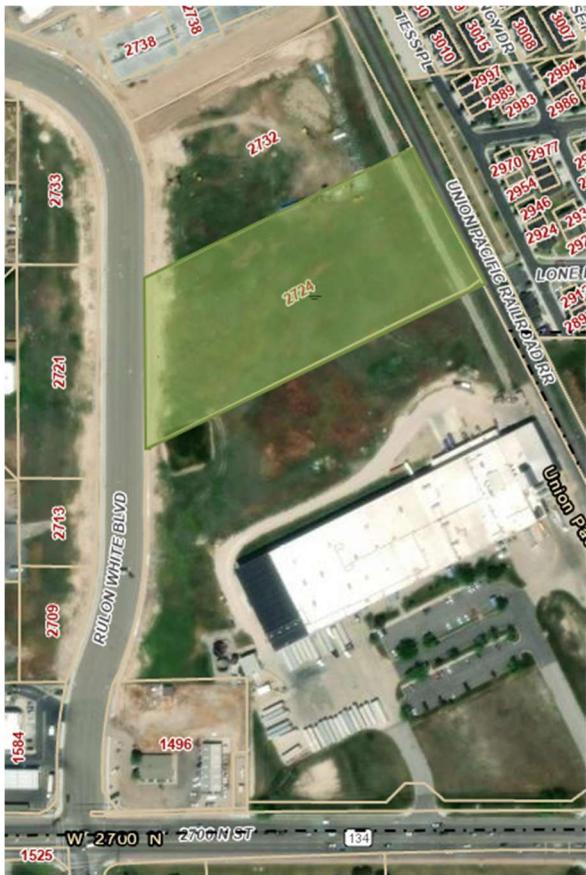
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#### STAFF CONTACT

Tammy Eveson, Planner I  
teveson@pleasantviewut.gov  
801-782-8529

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**ATTACHMENT 1) Vicinity Map**



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**ATTACHMENT 2) Zoning Map**

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**ATTACHMENT 3) Application**

**PLEASANT VIEW CITY**  
**APPLICATION FOR SITE PLAN / CONDITIONAL USE APPROVAL**  
**(Existing Buildings)**

**PROJECT NAME:** Pleasant View Back Nine Golf

LOCATION: 2724 Rulon White Blvd. #3 PARCEL ID #: 194350001

ACREAGE: 5.34 Acres

CURRENT USE: Empty Warehouse

PROPOSED USE Golf Simulator and golf instruction

**PROPERTY OWNER(S):**

NAME: 2724 Rulon LLC PHONE: 385-333-9548 FAX:

ADDRESS: 2724 N. Rulon White Blvd, Pleasant View City, UT 84414 EMAIL: tyson@olympus.build

**APPLICANT/AGENT:**

NAME: Jon Call PHONE: 801-675-6955 FAX:

ADDRESS: 807 E. 3100 N., North Ogden, UT 84414 EMAIL: Jonathan.call@thebackninegolf.com

**SURVEYOR:**

NAME: NA PHONE: FAX:

ADDRESS: EMAIL:

**ENGINEER:**

NAME: NA PHONE: FAX:

ADDRESS: EMAIL:

The information on this form is true and accurate to the best of my knowledge. **I understand my responsibility to pay Pleasant View City for all professional and other fees associated with this application** as stated in section 17.02.100 of the subdivision ordinance.

  
Signature of Applicant/Agent

7-9-25  
Date

For City Use

**FEES** (due at time of application)

7-720 Accounts Receivable Deposit: \$1,000.00

7-713 Application Fee: \$ 250.00

**TOTAL FEES:** \$ 1,250 <sup>00</sup>

**Date Paid:** 7/9/25

Form Date: August 2023

# **Affidavit**

## **Property Owner**

I (we) Eric Thomas (please print) certify that I(we) am(are) the Owners(s) of record of the property identified in this application and the statements, drawings, and other exhibits contained herein are in all respects true and correct to the best of my(our) knowledge.

Signature of Property Owner(s) E TH

State of: Utah ) §  
County of: Weber )

Subscribed and sworn to before me on this 7<sup>th</sup> of July, in the year 2025, that Eric Thomas appeared before me and, having duly sworn by me, stated that the contents of the foregoing application are true and complete, and signed the application in my presence.

Jessica Gonzalez  
Notary Public

Notary Seal



## **Agent Authorization**

I(we) Eric Thomas (please print), the owner(s) of the real property identified in this application, do authorize as my (our) agents(s) Jonathan Call (please print) to represent me(us) and appear on my(our) behalf before any administrative or legislative body concerning this application and to act in all respects as our agent in matters pertaining to the this application.

Signature of Property Owner(s) E TH

State of: Utah ) §  
County of: Weber )

Subscribed and sworn to before me on this 7<sup>th</sup> of July, in the year 2025, that Eric Thomas appeared before me and, having duly sworn by me, stated that the contents of the foregoing application are true and complete, and signed the application in my presence.

Jessica Gonzalez  
Notary Public

Notary Seal



## Site Plan Checklist

### Existing Building

(Items to be included on or with plans)

- Existing and proposed buildings and/or additions with square footages. **Existing buildings will remain unchanged except for signs.**
- All structures on site including signs, fences, sheds, docks, utility buildings/or boxes/or poles. **No changes to existing site, except signs as shown on attached drawing.**
- Hard surfaced areas existing and proposed including parking and circulation. Also all non hard surfaced areas appropriately labeled. **No changes to original plan set.**
- Landscaped areas existing and proposed. Any outside storage areas. **No changes to original plan set.**
- Existing and proposed utilities. **No changes to existing utilities external to structure. (Building permit being applied for)**
- Parking layout including striping and circulation. **No change to existing striping and circulation**
- Curb cuts on and within 150 feet of the site, both existing and proposed. **No curb cuts outside of original design including within 150 feet.**
- Trash collection and dumpster locations/size and enclosure construction information. **Trash collection to remain as currently established on site.**
- All easements. **Easements identified on site plan.**
- Signs plans including locations of existing and proposed signs complete with sizing information. **One sign shown on elevation (application to follow for sign permit)**
- Drainage plans including existing facilities and any proposed. **No changes from existing structure**
- Elevations or photos of the existing buildings and elevations of all additions or proposed buildings. **Attached**

The Back 9 Golf - Site Plan Application for Conditional Use in MP-1 zone

July 8, 2025

## **BASIC INFORMATION**

Applicant: Jonco Quindustries, LLC

Location: 2724 N. Rulon White Blvd. suite 3, Pleasant View Utah 84414

Zone: MP-1

Request: Conditional Use Permit for Community Use: Golf Simulator/Training

## **PLANNING COMMISSION REVIEW**

The Planning Commission will discuss and consider the approval of a conditional use permit for a Back 9, golf simulator and golf training, business in the MP-1 zone. This business will be located at 2724 N. Rulon White Blvd. in the Regency Development/Olympus Construction building.

The applicant intends to lease 2800 square feet entirely contained within the existing 30,500 square foot building and only make interior modifications to the building, with the addition of a sign, as shown on the corresponding elevations.

The request is for a conditional use permit in the MP-1 zone under the category of "Community Uses", a permitted use in the C-2 zones (18.27.060) making it a conditional use under the MP-1 zone (18.32.030)

### **Proposed Use:**

**Definitions 18.04.165 Community Uses.** Are uses which have the primary purpose of serving the religious, recreational, educational or governmental needs of the community. Such uses may include but are not limited to, churches, private and public educational institutions, private non-profit recreational facilities, parks, public buildings and facilities, cemeteries and the like.

**Comments:** The proposed use is for a recreational facility which specializes in the instruction of golf through indoor golf simulators.

### **Design Requirements:**

The applicant will not be making any changes to the exterior of the building, parking lot, landscaping, or other things typically associated with a conditional use for a site plan.

**Comments:** The applicant has provided the documents showing the existing conditions which were approved by Pleasant View City in 2023.

**Signage:**

The applicant will apply for a “Wall Mounted Sign” (18.29.210) which complies with the relevant provisions of the Pleasant View code (18.29.430 Commercial Signs). And specifically, will meet the standards for a sign which does not exceed the required maximums outlined in subsection B of 18.29.430.

B. Attached on-premise signs may be allowed as follows:

1. Signs may be placed, subject to the standards of this chapter, on any side of a building. However, the total sign area allowed will be based solely on the building front (which shall be that side facing the main street or having the main entry).
2. Size. On-premise attached signs may not exceed a total of two square feet of sign area for each lineal foot of building frontage. The area of any one sign shall not exceed one hundred square feet.
3. When more than one use or business occupies a building, the lineal footage of the building is to be used to calculate the sign sizes for a combined total of all attached signs, not for each use. The total may then be divided between the uses on a percentage of building frontage basis. No business shall be entitled to use more than its proportionate share of the aggregate signs because another business is not using all of its proportionate share.

**Comment:** The proposed sign will be a maximum of 98 square feet based on the applicant utilizing 48 linear feet of the building along the public street. A separate permit will be applied for upon receiving a completed sign design from the sign manufacturer.

**APPLICANT REQUESTS:**

Applicant requests the conditional use be approved as a “Community Uses” in the MP-1 zone and given that the use will rely on the existing parking lot and utilize the existing structure as currently configured that no additional conditions be required. The use should have no negative externalities in the MP-1 zone.

**APPLICANT CONTACT:**

**Jon Call**

[joncoquindustries@gmail.com](mailto:joncoquindustries@gmail.com)

**801-675-6955**







AWNINGS, OWNER PROVIDED

2

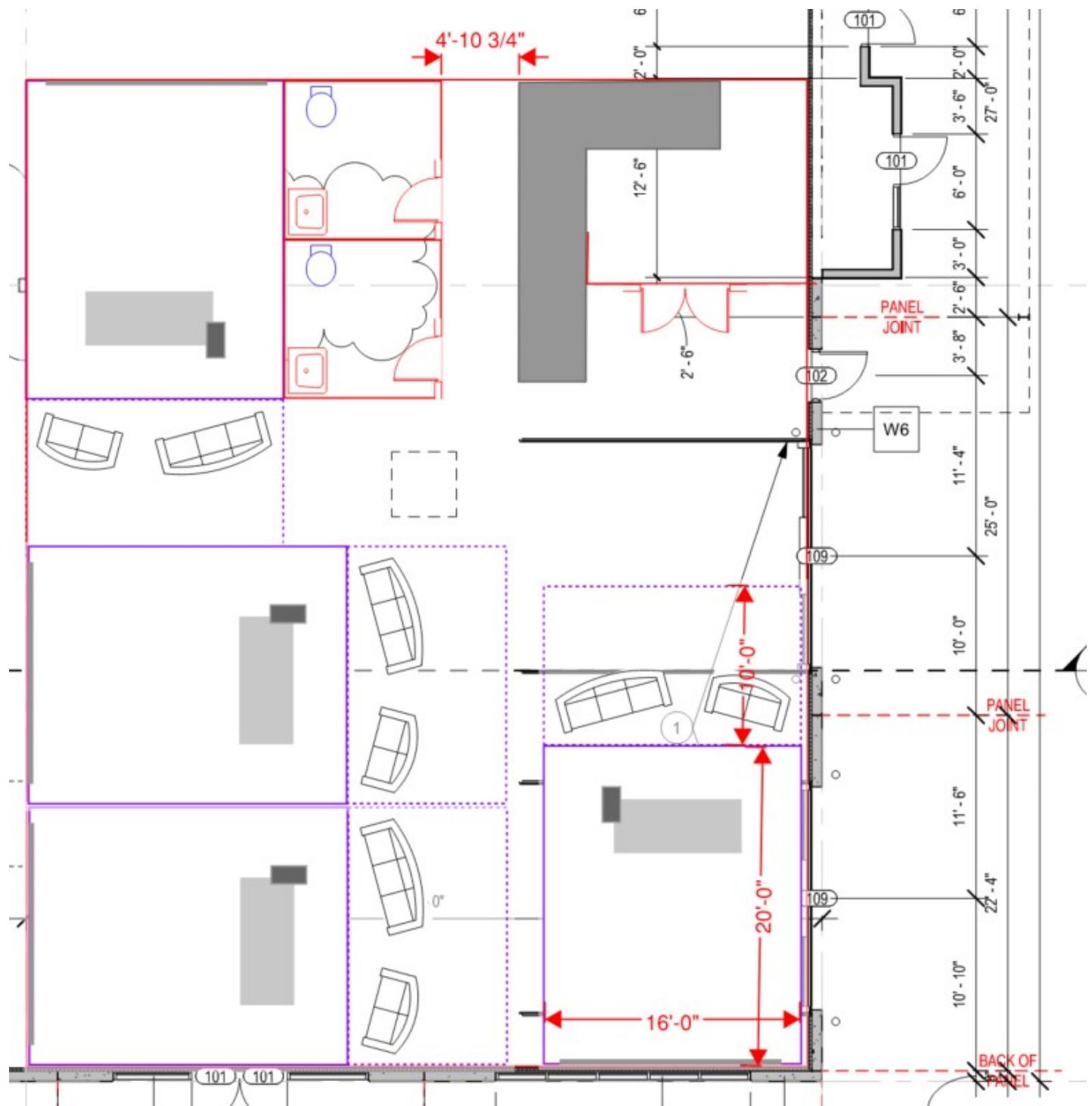
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1

4

BACK  NINE®

30'-0"





# Planning Commission Staff Report

## Rise Baking Expansion

### Site Plan Amendment

August 7, 2025

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#### BASIC INFORMATION

**Applicant:** New Mountain Capital

**Location:** Approx. 1400 W 2700 N | Weber County Parcel: 19-016-0168

**Zone:** MP-1 (Planned Manufacturing)

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#### PLANNING COMMISSION REVIEW

The Planning Commission will discuss and consider approval of an amendment to an site plan for an expansion to an existing business on the property located at approximately 1400 W 2700 N.

The applicants have a current application under final review for minor subdivision approval to bring the property into compliance with the development ordinances for the issuance of licenses and permits. Once the minor subdivision receives final approval from the Development Review Committee, it will be recorded with the Weber County Recorders office.

The requested change to the current site plan includes a 116,916 square foot addition to the existing 136,658 square foot existing facility as well as additional parking and adjustments to traffic circulation with the site.

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#### STAFF REVIEW

##### **18.32.010 Purpose and Intent.**

A. The intent of the planned manufacturing zone is to permit the establishment of a well-designed complex of manufacturing facilities for the community or region which will minimize traffic congestion on public streets in the vicinity, and which shall best fit the general environment and land use pattern of the area to be served. The protective standards contained in this chapter are intended to minimize any adverse effect of the planned manufacturing zone on nearby property values by achieving maximum compatible integration of land uses, by preserving the aesthetic qualities of the area, and to provide for safe efficient use of the planned manufacturing zone and its built-in control processes which would be highly beneficial in protecting the established surrounding environment, especially residential uses in abutting residential zones.

B. The type of planned manufacturing zone provided for in this chapter is MP-1, Light Industrial Use zone. (Ord. 91-2, 6/11/91)

*Staff Comment: The current use of the proposed amended site is not changing and is a permitted use in the zone.*

34. Manufacturing, compounding, processing, packing and treatment of the following products: a. Bakery goods b. Candy c. Dairy products d. Pharmaceutical	P
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#### **18.32.040 Site Development Standards.**

A. Area, width, yard, and height regulations, none for buildings except that no building or structure shall be located closer than fifty feet to any state highway or twenty feet to any other street or residential zone boundary.

B. No building or structure or group of buildings with their accessory buildings shall cover more than eighty percent of the area of the lot. (Ord. 91-2, 6/11/91)

*Staff Comment: The proposed addition is located more than the required twenty (20) feet to the adjacent street and the neighboring TOD residential zone. The total square footage of existing and proposed buildings is 253,574 square feet and is less than eighty percent of the lot.*

#### **18.32.060 Site Plan Approval Required**

A. A site plan shall be submitted to the planning commission which shows the location of main and accessory buildings on the site and in relation to one another, the traffic circulation features within the site, the height, bulk, and character of building, the provision for off-street parking space, the provision of driveways for ingress and egress, the provision for other open space on the site and the display of signs. Each of the foregoing features shall be in accordance with the site plan (or subsequent amendment thereof) of the proposed development approved by the planning commission prior to the issuance of a building permit.

*Staff Comment:*

- *The submitted civil plans / site plan shows the existing building, parking, driveways, open space on the site as well as the proposed changes.*
- *The existing parking includes 96 standard stalls with the addition of 5 handicapped and 4 motorcycle stalls. The proposed parking would allow for 96 additional standard stalls.*
- *Additional truck access will be routed from Rulon White Blvd. An extra wide driveway to accommodate better access for truck use is proposed. The applicant is show turning movements to justify larger than standard driveway widths. (See engineer's notes on plans.)*
- *No proposed changes to existing ingress and egress from 2700 N.*
- *Engineer's memo and plans with engineer and staff comments are attached for additional required corrections.*
- *Landscaping plan with irrigation*

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## STAFF RECOMMENDATION

Staff recommend approval of the site plan amendment, based upon the plans and scope of the project as presented, with the following conditions of approval.

- 1) The applicant is to address and resolve the engineer and public works redlines on site plans.
- 2) DRC approval of the minor subdivision application and recordation of plat with Weber County.

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## STAFF CONTACT

Tammy Eveson, Planner I  
[teveson@pleasantviewut.gov](mailto:teveson@pleasantviewut.gov)  
801-782-8529

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## ATTACHMENTS

- 1) Vicinity Map / Zoning Map
- 2) Application
- 3) Plans / Site Plan with Red lines
- 4) Engineer's memo

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**ATTACHMENT 1) Vicinity Map / Zoning Map**



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**ATTACHMENT 2) Application**

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## **ATTACHMENT 3) Site Plan**

**PLEASANT VIEW CITY  
APPLICATION FOR SITE PLAN AMENDMENT  
(Existing Buildings)**

**PROJECT NAME:** Rise Baking NMC Expansion

LOCATION: Pleasant View, UT PARCEL ID #: 190160168

ACREAGE: 21.64

CURRENT USE: Industrial

PROPOSED USE Industrial

**PROPERTY OWNER(S):**

NAME: New Mountain Capital PHONE: 212-655-9109 FAX: \_\_\_\_\_  
ADDRESS: 1633 Broadway, 47th Floor, New York, NY 10019 EMAIL: ibaker@newmountaincapital.com

**APPLICANT/AGENT:**

NAME: Colin Buddecke PHONE: 651-356-5945 FAX: \_\_\_\_\_  
ADDRESS: 3001 Broadway St. NE Ste 400, Minneapolis, MN 55413 EMAIL: c.buddecke@risebakingcompany.com

**SURVEYOR:**

NAME: Hanson & Associates PHONE: 801-399-4905 FAX: \_\_\_\_\_  
ADDRESS: 538 North Main, Brigham City, Utah 84302 EMAIL: rogers@haies.net

**ENGINEER:**

NAME: VAA, LLC PHONE: 763-559-9100 FAX: \_\_\_\_\_  
ADDRESS: 2300 Berkshire Lane North Plymouth, MN 55441 EMAIL: alapalme@vaaeng.com

The information on this form is true and accurate to the best of my knowledge. **I understand my responsibility to pay Pleasant View City for all professional and other fees associated with this application** as stated in section 17.02.100 of the subdivision ordinance.

Colin Buddecke

6/30/25

Signature of Applicant/Agent

Date

**For City Use**

**FEES (due at time of application)**

7-713 Application Fee: \$ 250.00

**TOTAL FEES:** \$ \_\_\_\_\_

**Date Paid:** \_\_\_\_\_

Form Date: November 2024

## Affidavit

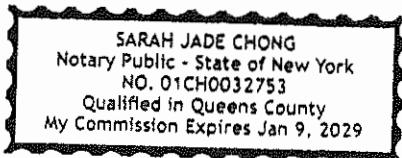
### **Property Owner**

I (we) Kellie Steele on behalf of NM RISE LLC (please print) certify that I(we) am(are) the Owners(s) of record of the property identified in this application and the statements, drawings, and other exhibits contained herein are in all respects true and correct to the best of my(our) knowledge.

Signature of Property Owner(s)

State of: New York )  
County of: New York

Subscribed and sworn to before me on this 15<sup>th</sup> of July, in the year 2025, that Kellie Steele appeared before me and, having duly sworn by me, stated that the contents of the foregoing application are true and complete, and signed the application in my presence.



  
Notary Public

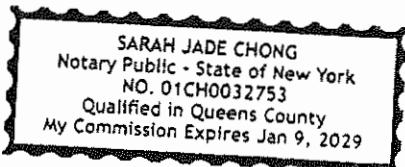
### **Agent Authorization**

I(we) Kellie Steele on behalf of NM RISE LLC (please print), the owner(s) of the real property identified in this application, do authorize as my (our) agents(s) Colin Buddecke, Rise Baking Company (please print) to represent me(us) and appear on my(our) behalf before any administrative or legislative body concerning this application and to act in all respects as our agent in matters pertaining to the this application.

Signature of Property Owner(s)

State of: New York )  
County of: New York

Subscribed and sworn to before me on this 15<sup>th</sup> of July, in the year 2025, that Kellie Steele appeared before me and, having duly sworn by me, stated that the contents of the foregoing application are true and complete, and signed the application in my presence.



  
Notary Public

# SITWORK PACKAGE FOR FACILITY EXPANSION

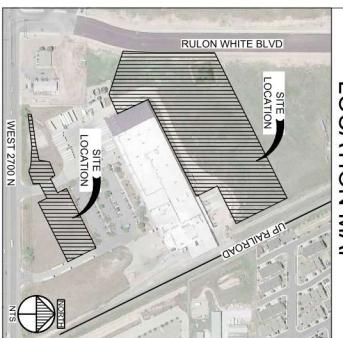
1400 WEST 2700 N, PLEASANT VIEW, UT 84404



VAA, LLC  
2000 Berkshire Lane N, Suite 200  
Eden Prairie, MN 55346  
763.559.9111  
[www.vaa.org](http://www.vaa.org)  
Printed #21510

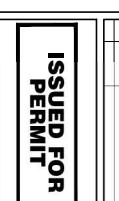
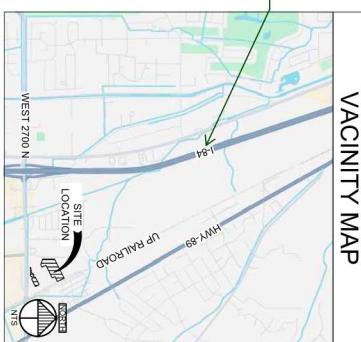


## LOCATION MAP



## VACINITY MAP

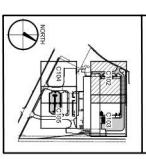
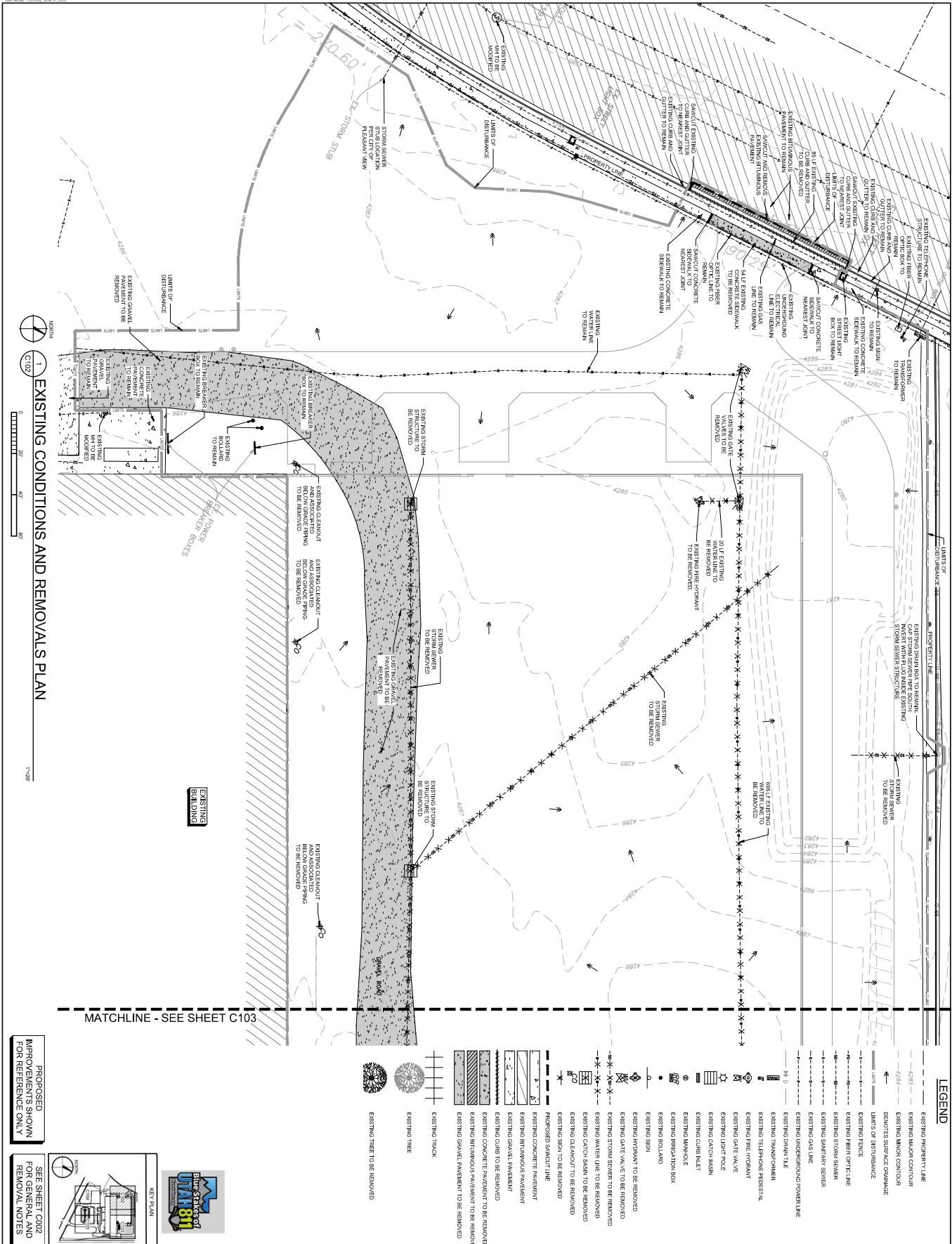
more commonly known as I-15



VAA LLC - SITEWORK PACKAGE		05/27/25	ISSUED FOR BID
SHEET NO.	DESCRIPTION	05/26/25	ISSUED FOR PERMIT
C001	TITLE SHEET - DRAWINGS INDEX		
C002	COPY OF SURVEY		
C011	ON-LOTES-STORMWATER POLLUTION PREVENTION PLAN (SWPPP)		
C111	OVERALL EXISTING CONDITIONS AND REMOVALS PLAN		
C112	EXISTING CONDITIONS AND REMOVALS PLAN		
C113	EXISTING CONDITIONS AND REMOVALS PLAN		
C114	EXISTING CONDITIONS AND REMOVALS PLAN		
C115	EXISTING CONDITIONS AND REMOVALS PLAN		
C201	OVERALL SITE AND PARKING PLAN		
C202	SITE AND PARKING PLAN		
C204	SITE AND PARKING PLAN		
C205	SITE AND PARKING PLAN		
C251	OVERALL UTILITY PLAN		
C252	UTILITY PLAN		
C253	UTILITY PLAN		
C254	UTILITY PLAN		
C255	UTILITY PLAN		
C301	OVERALL GROUNDING AND DRAINAGE PLAN		
C302	OVERALL GROUNDING AND DRAINAGE PLAN		
C303	GRAVITY AND DRAINAGE PLAN		
C304	GRAVITY AND DRAINAGE PLAN		
C305	GRAVITY AND DRAINAGE PLAN		
C401	OVERALL EROSION AND SEDIMENT CONTROL PLAN		
C402	EROSION AND SEDIMENT CONTROL PLAN		
C403	EROSION AND EROSION CONTROL PLAN		
C404	EROSION AND EROSION CONTROL PLAN		
C405	EROSION AND EROSION CONTROL PLAN		
C406	EROSION AND EROSION CONTROL PLAN		
L101	LANDSCAPE PLANTING PLAN		
L101	LANDSCAPE IRRIGATION PLAN		
L101	LANDSCAPE DETAILS		
L012	LANDSCAPE DETAILS		
C001	COIL DETAILS		
C002	COIL DETAILS		
C003	COIL DETAILS		
C004	COIL DETAILS		
E001	STRUCTURE AND PREPARATIONS		
E002	ELECTRICAL SITE PLAN		
E003	ELECTRICAL DETAILS		







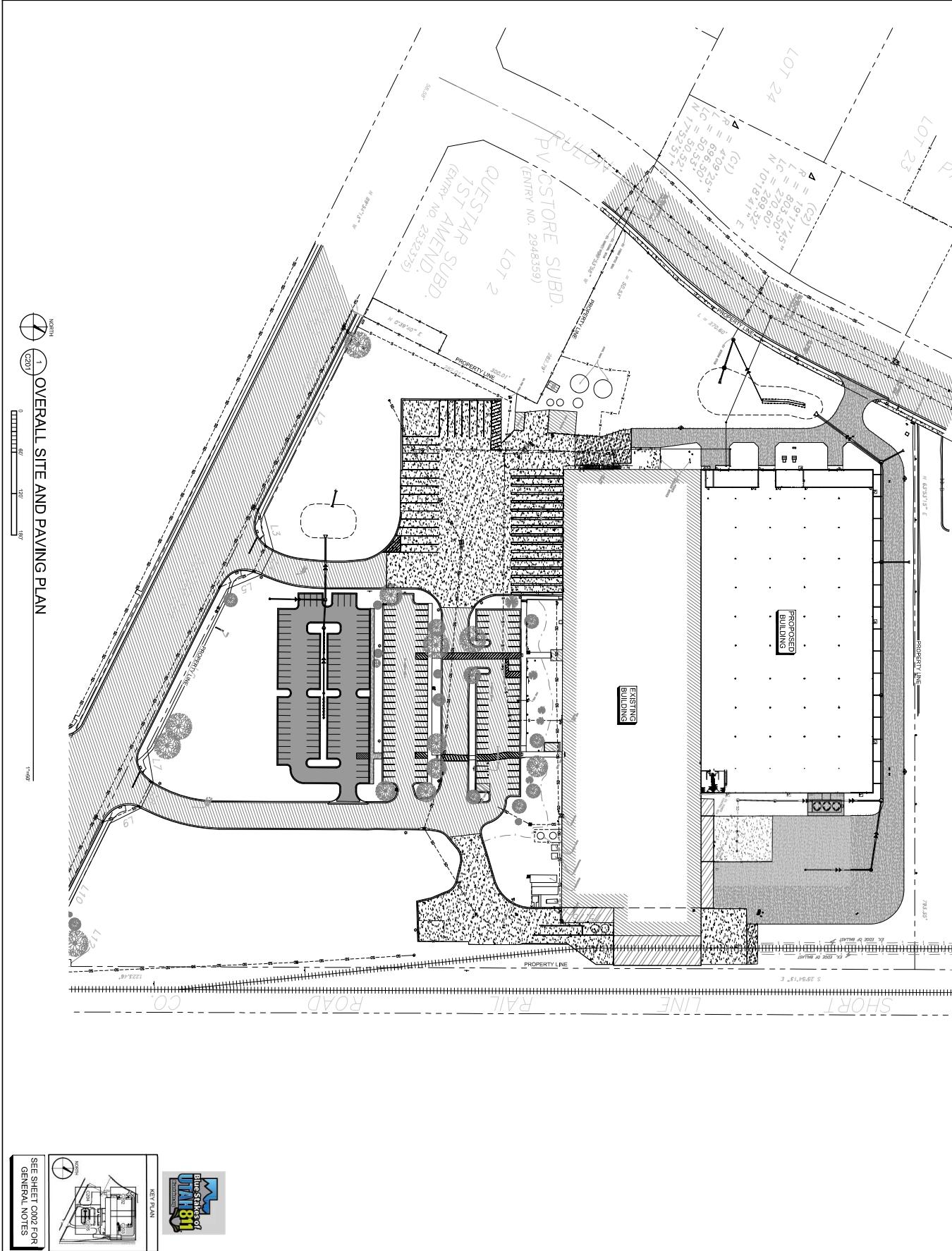
A circular library stamp with a blue signature over it. The stamp contains the text 'INTERNATIONAL BUREAU', 'LIBRARY OF CONGRESS', 'ANDREW R. LAPALME', and 'No. 10232520'.

ISSUED FOR  
PERMIT

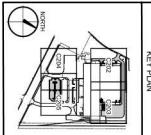








SEE SHEET C002 FOR  
GENERAL NOTES



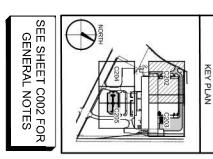
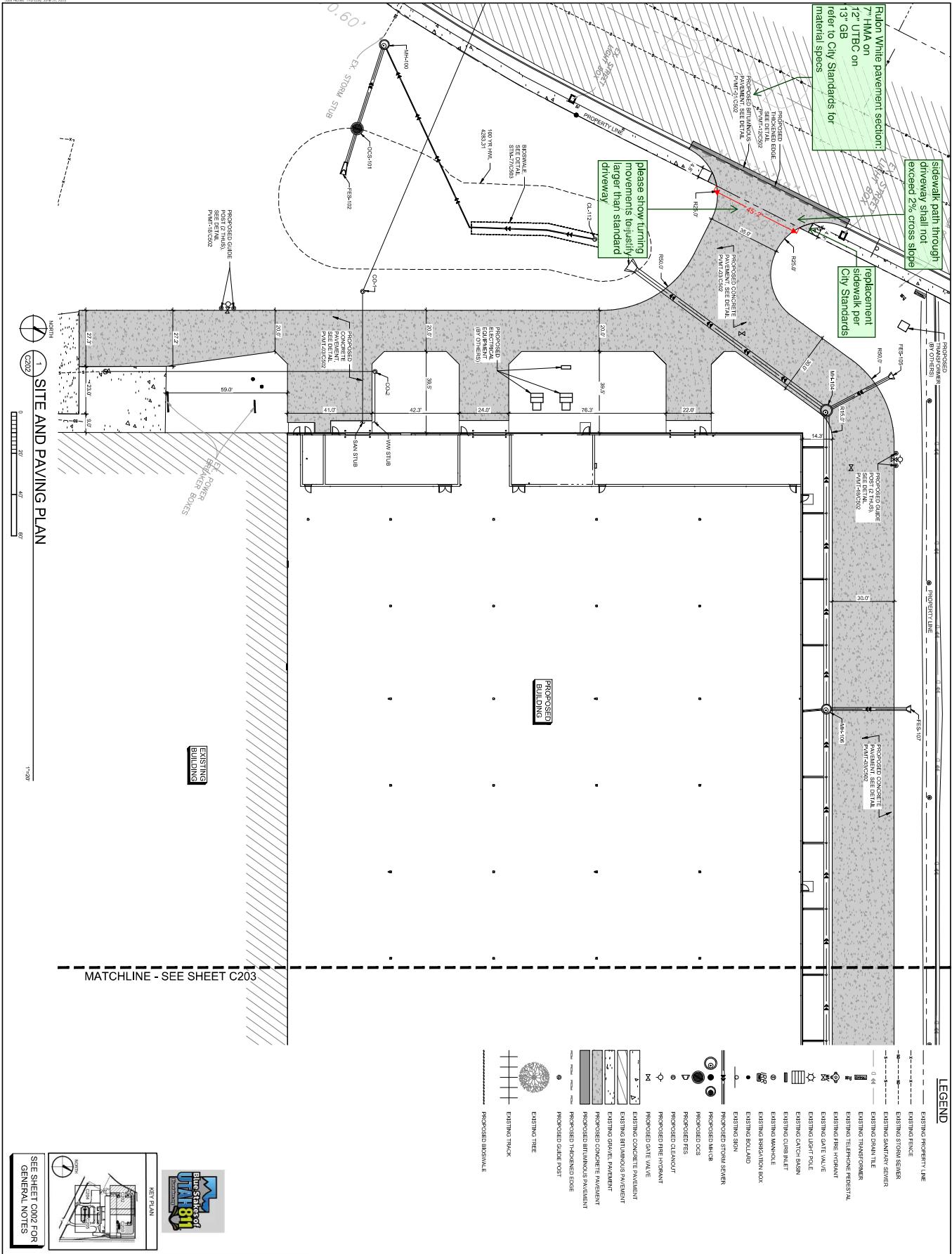
A circular professional seal for Andrew J. LaPine, Esq. The seal is made of a light-colored material with a dark border. The text "ANDREW J. LAPINE" is at the top, "ATTORNEY AT LAW" is in the middle, and "NEW YORK" is at the bottom. The number "No. 11252-200" is to the right. A blue ink signature is written over the seal.

CERTIFICATE

ISSUED FOR  
PERMIT

NO	DATE	ISSUE/PERMISSION
A	05/22/20	ISSUED TO DUSTY BROWN
B	05/22/20	ISSUED TO DUSTY BROWN
C		
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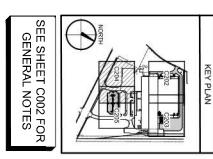
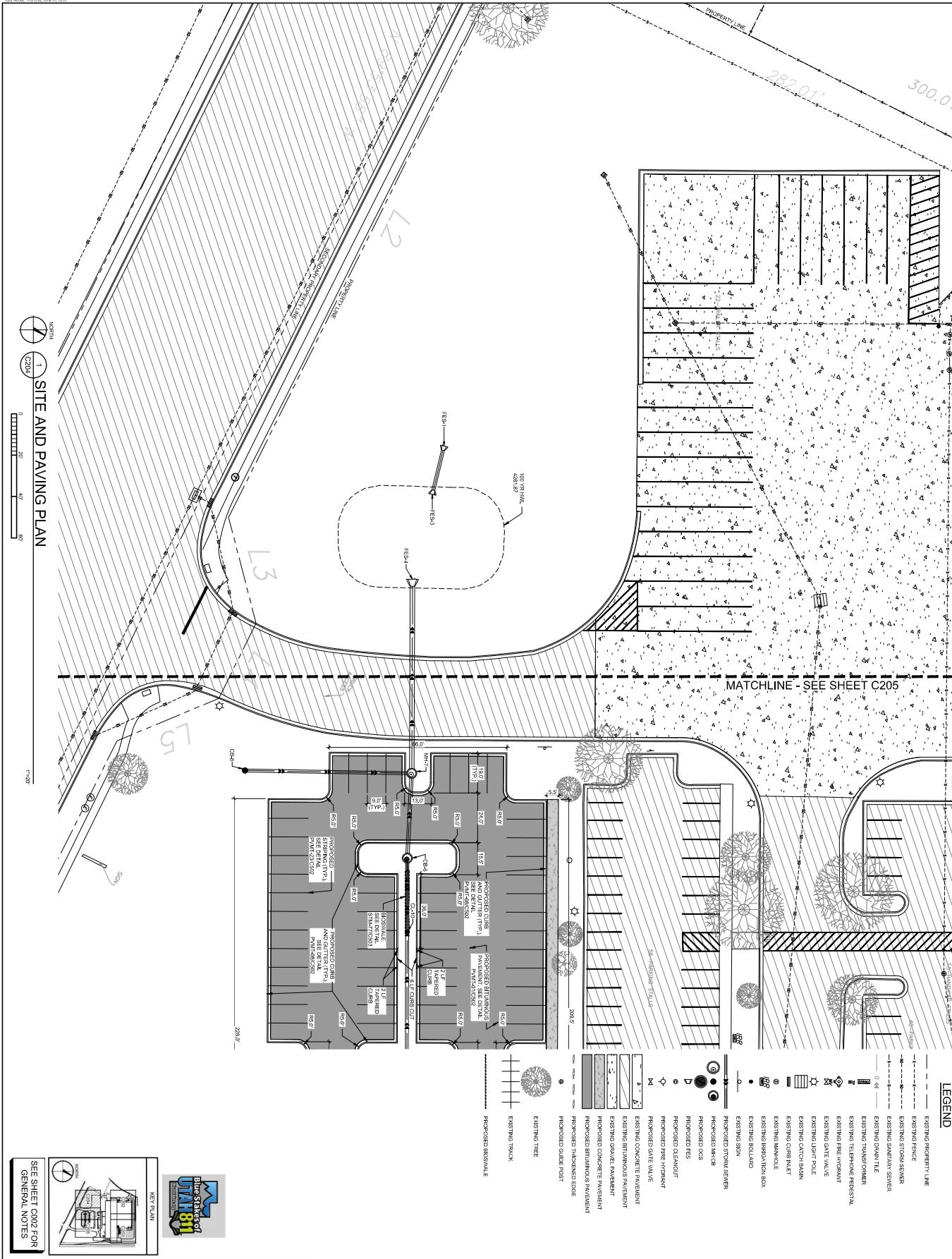




ISSUED FOR  
PERMIT







CERTIFICATION

**ISSUED FOR  
PERMIT**

PROJECT:			
1400 WEST 2700 N			
PLEASANT VIEW, UT			
CLIENT:			
COMPANY:			
DATE:	ISSUE DATE/VER.	BY:	
06/27/2013	06/27/2013	JDL	
06/28/2013	06/28/2013	JDL	
DESIGNER:	CHEF/ER:	APPROVED:	
ADM:	ADM:		
DRAWING TITLE:			

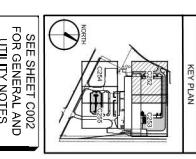
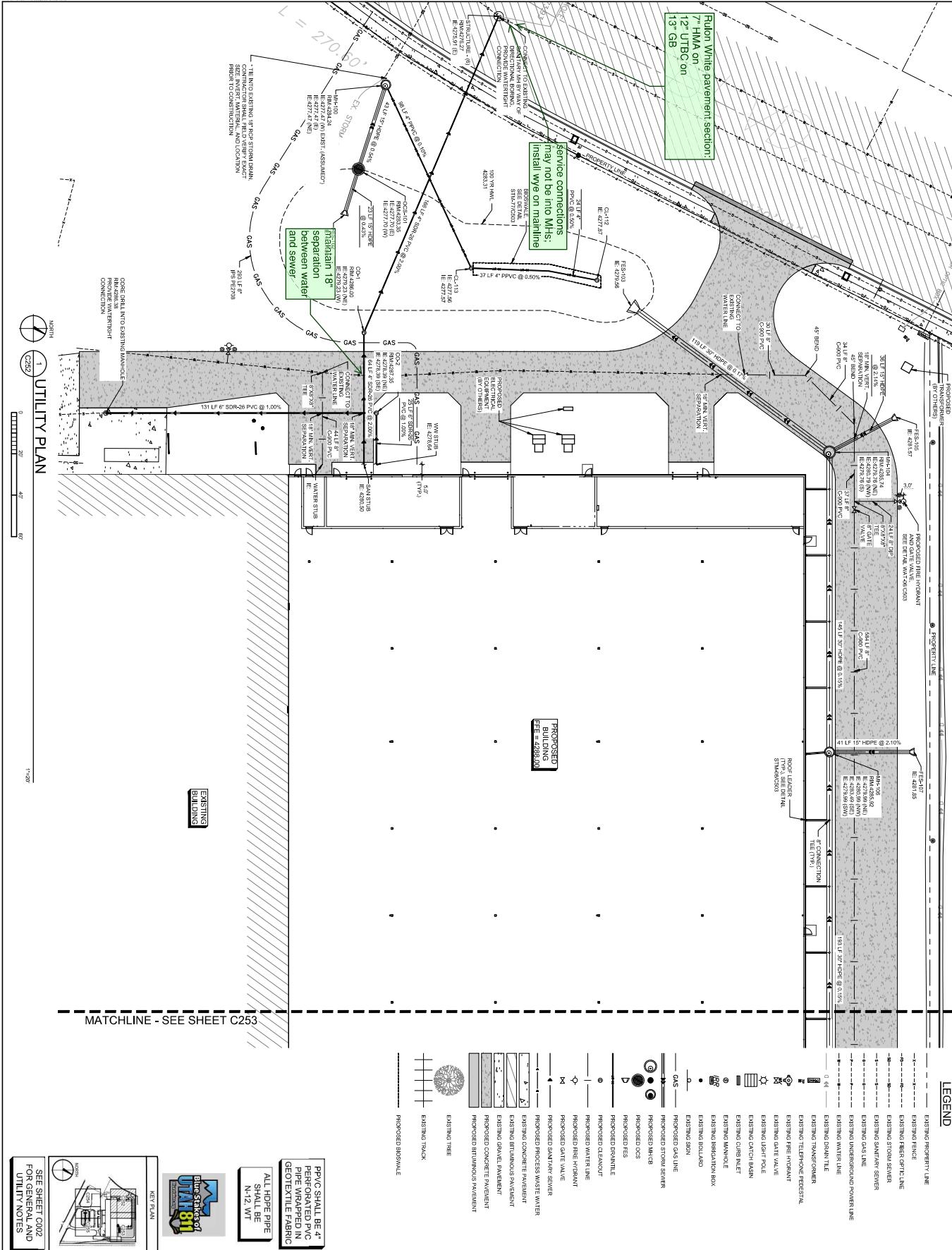
PROJECT NO: 2013-1  
DRAWING NO: C204  
SCALE: AS NOTED

SITE AND PAVING PLAN







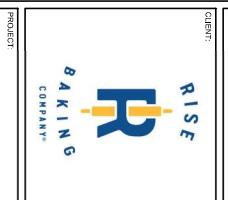


ALL HDPE PIPE  
SHALL BE  
N-12, WT  
PP-VC SHALL BE 4  
PERFORATED PVC  
PIPE WRAPPED IN  
GEOTEXTILE FABRIC

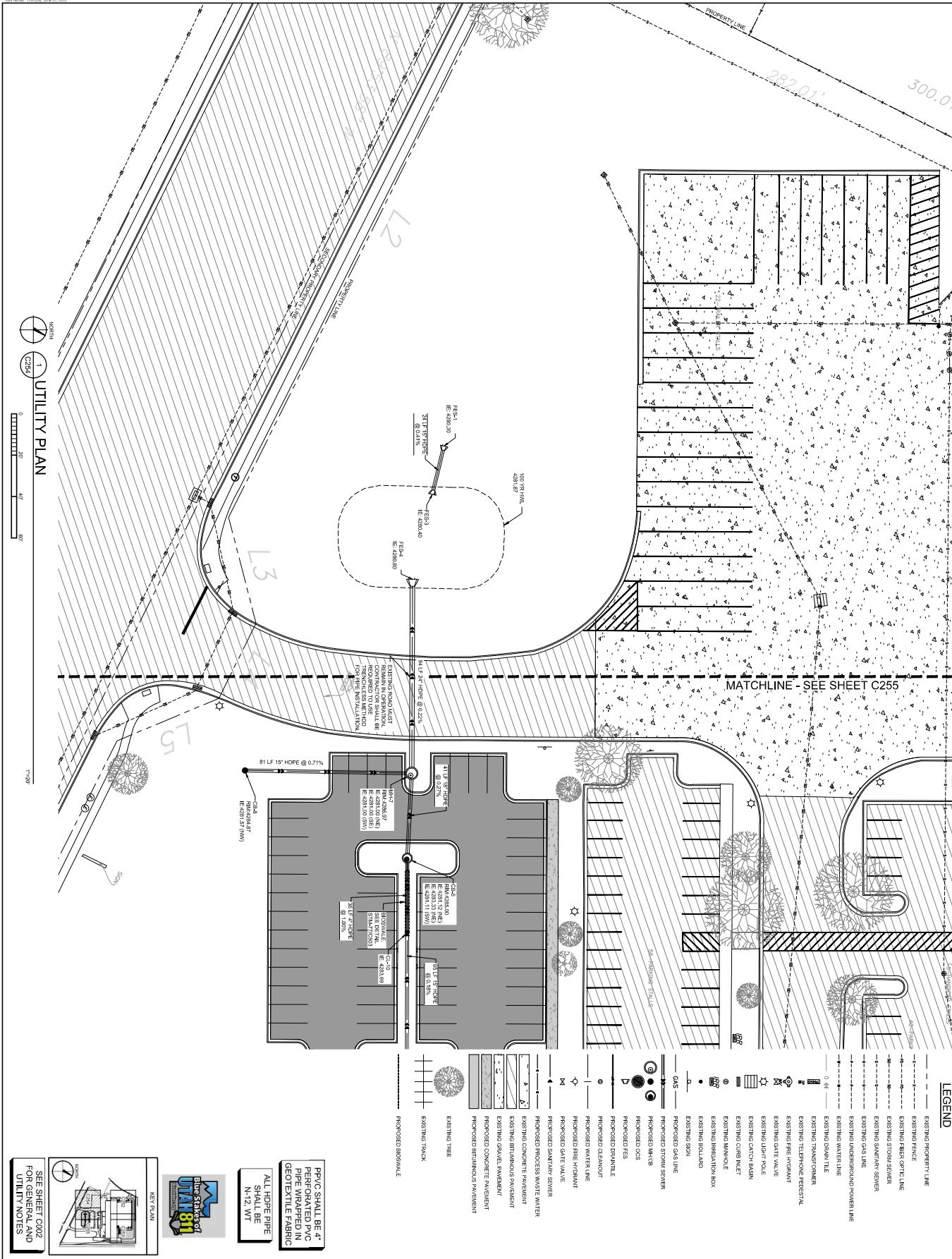


ISSUED FOR  
PERMIT

<b>FACILITY EXPANSION</b> <b>1400 WEST 2700 N</b> <b>PLEASANT VIEW, UT</b>			
NO.	DATE	ISSUE/REASON	RE
A	08/22/22	ISSUE TO 5000 FT DEPT	1
B	08/22/22	ISSUED TO 5000 FT DEPT	1
C			
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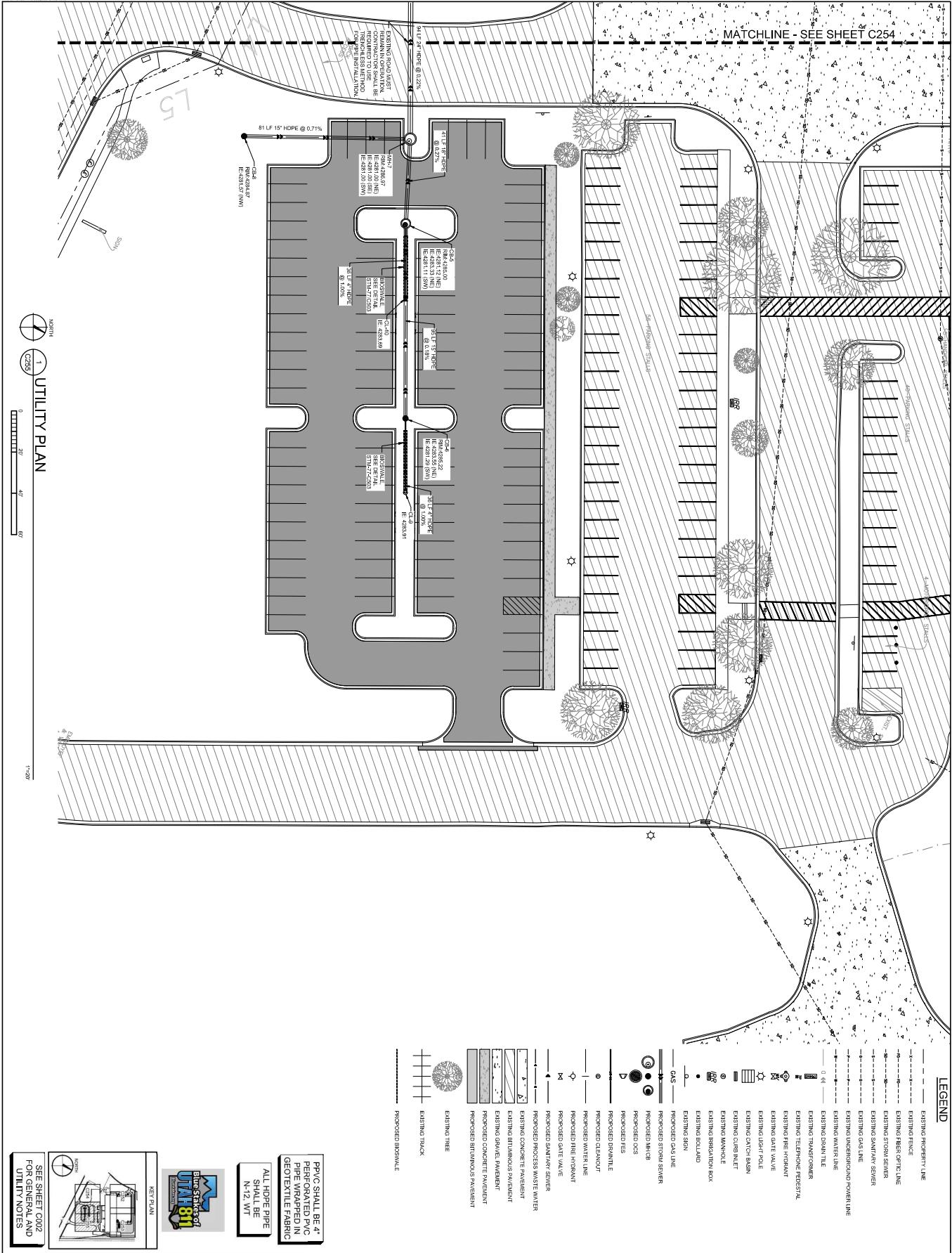




PPVC SHALL BE 4"  
PERFORATED PVC  
PIPE WRAPPED IN  
GEOTEXTILE FABRIC

**ISSUED FOR  
PERMIT**

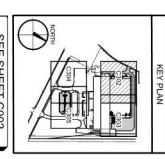
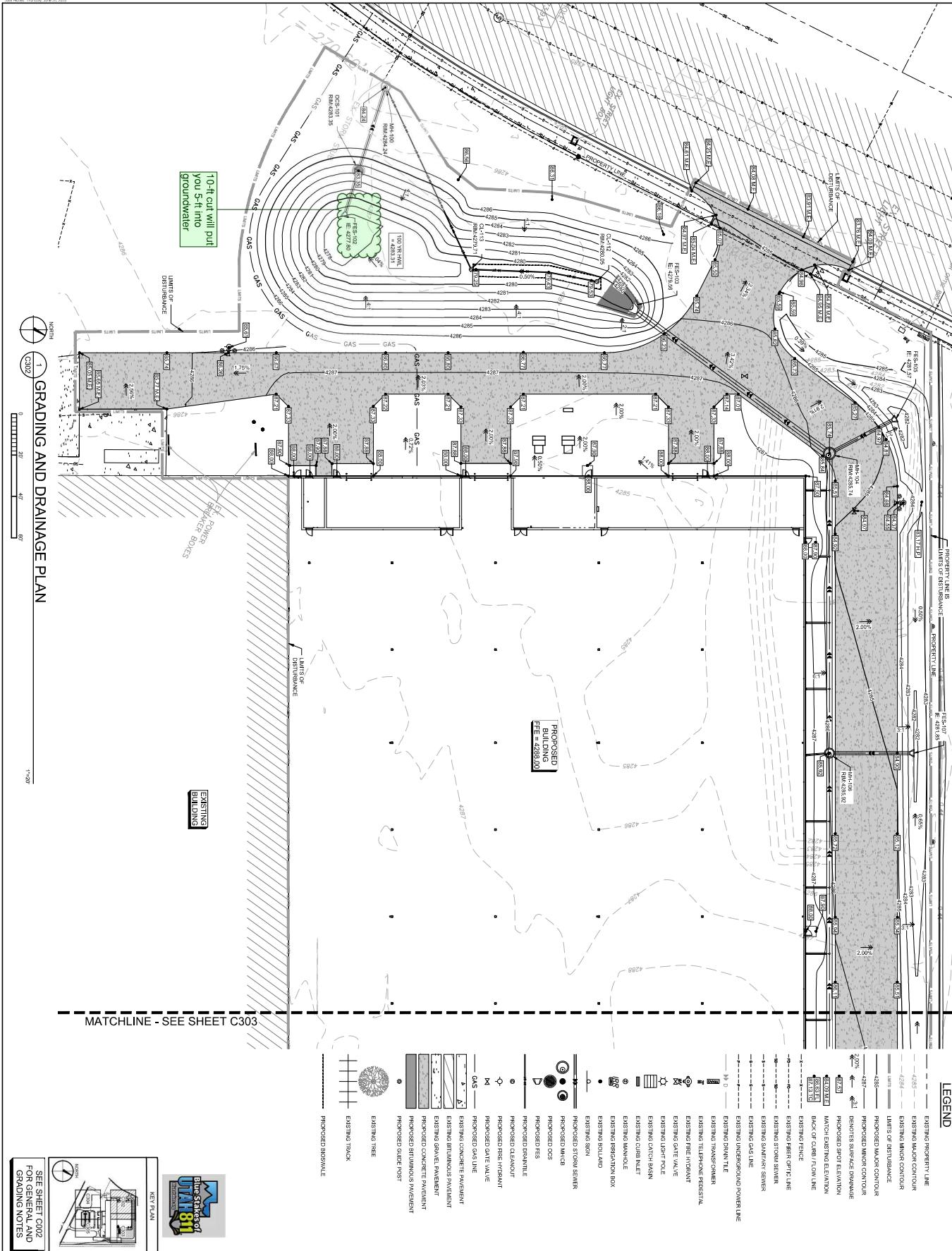
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PROJECT NO: 2021-2	DRAWING NO: C254	DATE: 09/27/25	DRAWN BY: JDL	APPROVED BY: AMS
SCALE: AS NOTED	DESIGNED BY: AMS	CHECKED BY: AMS		





NORTH

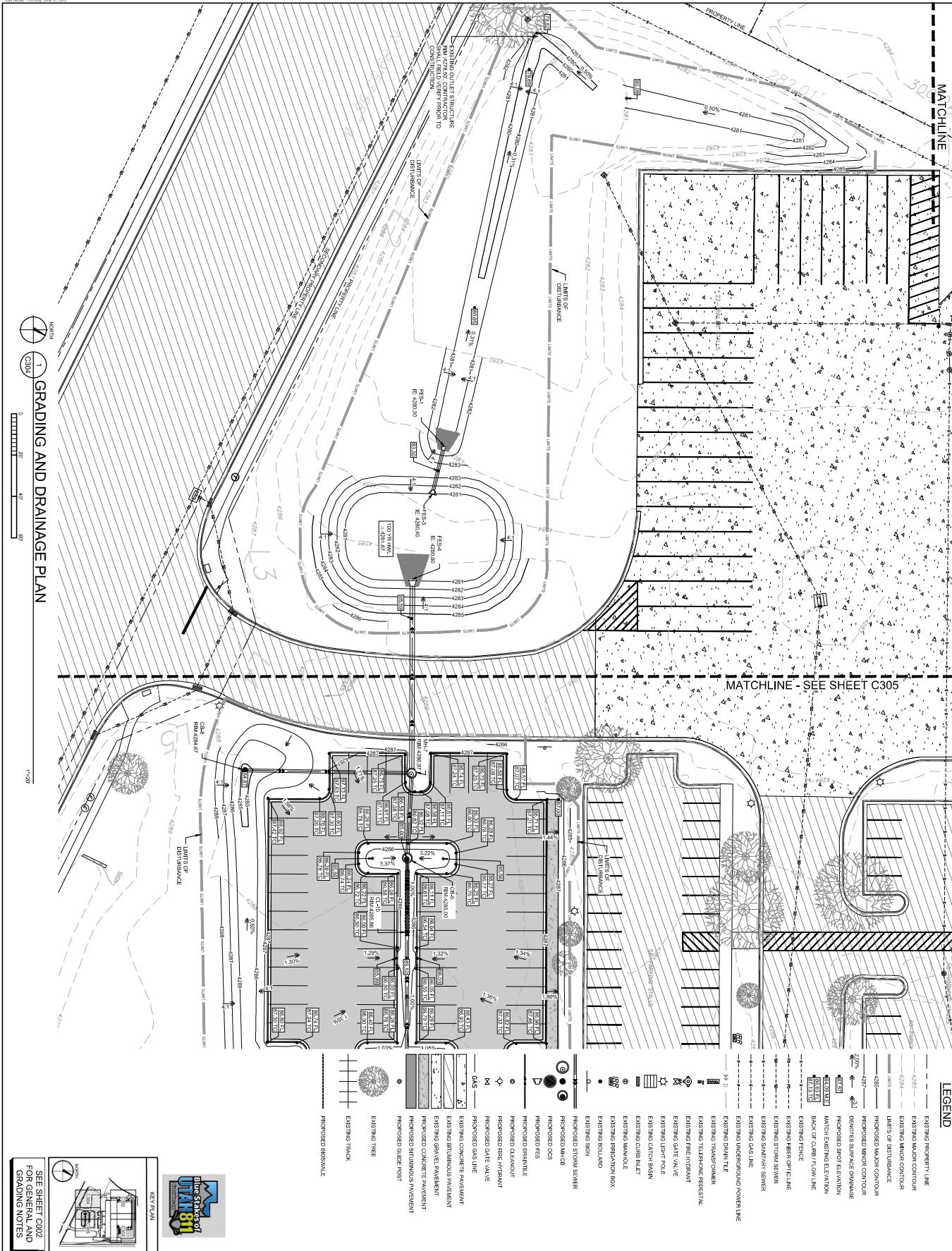




**ISSUED FOR  
PERMIT**

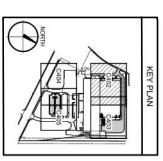
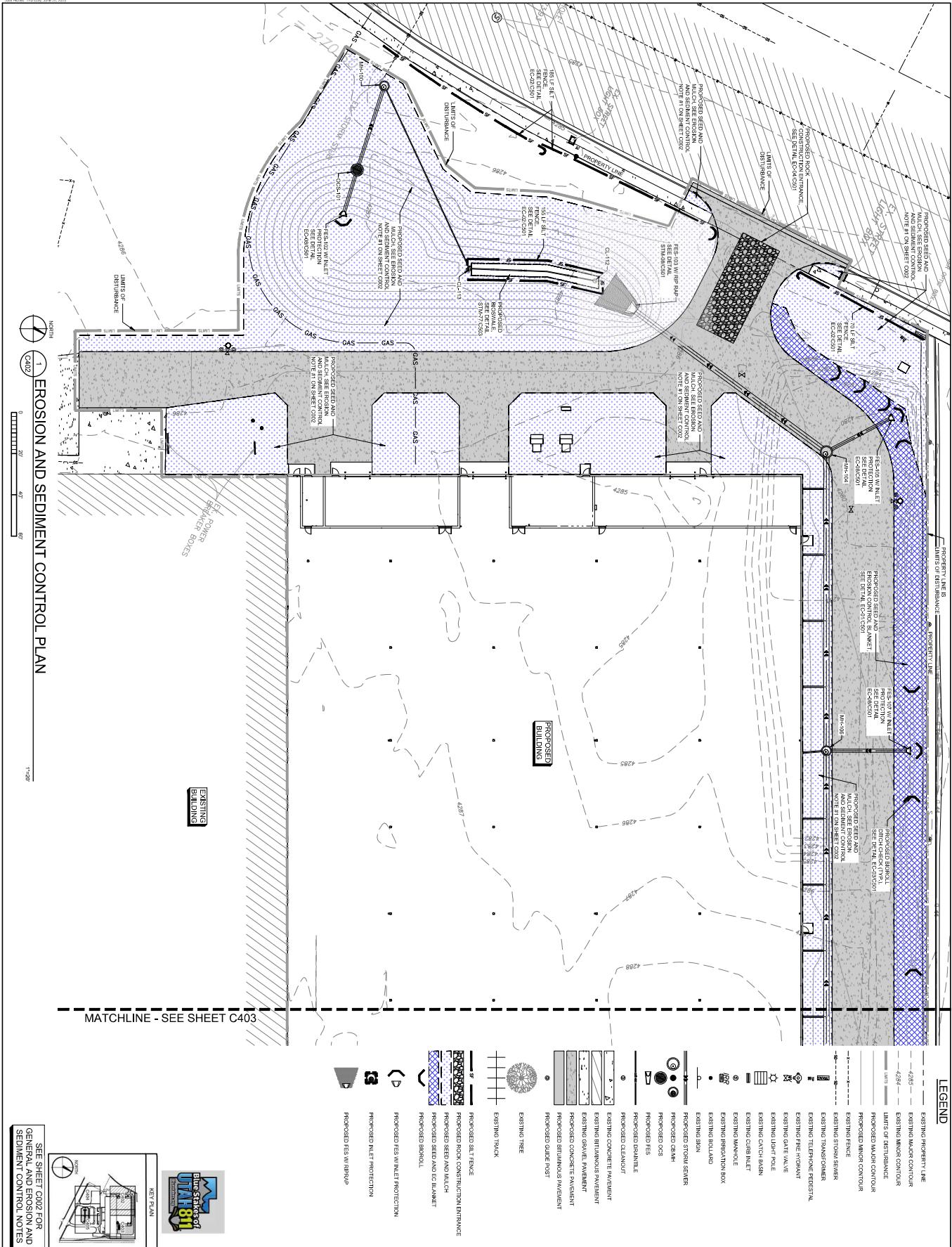










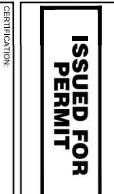
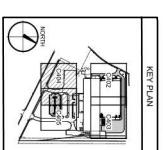
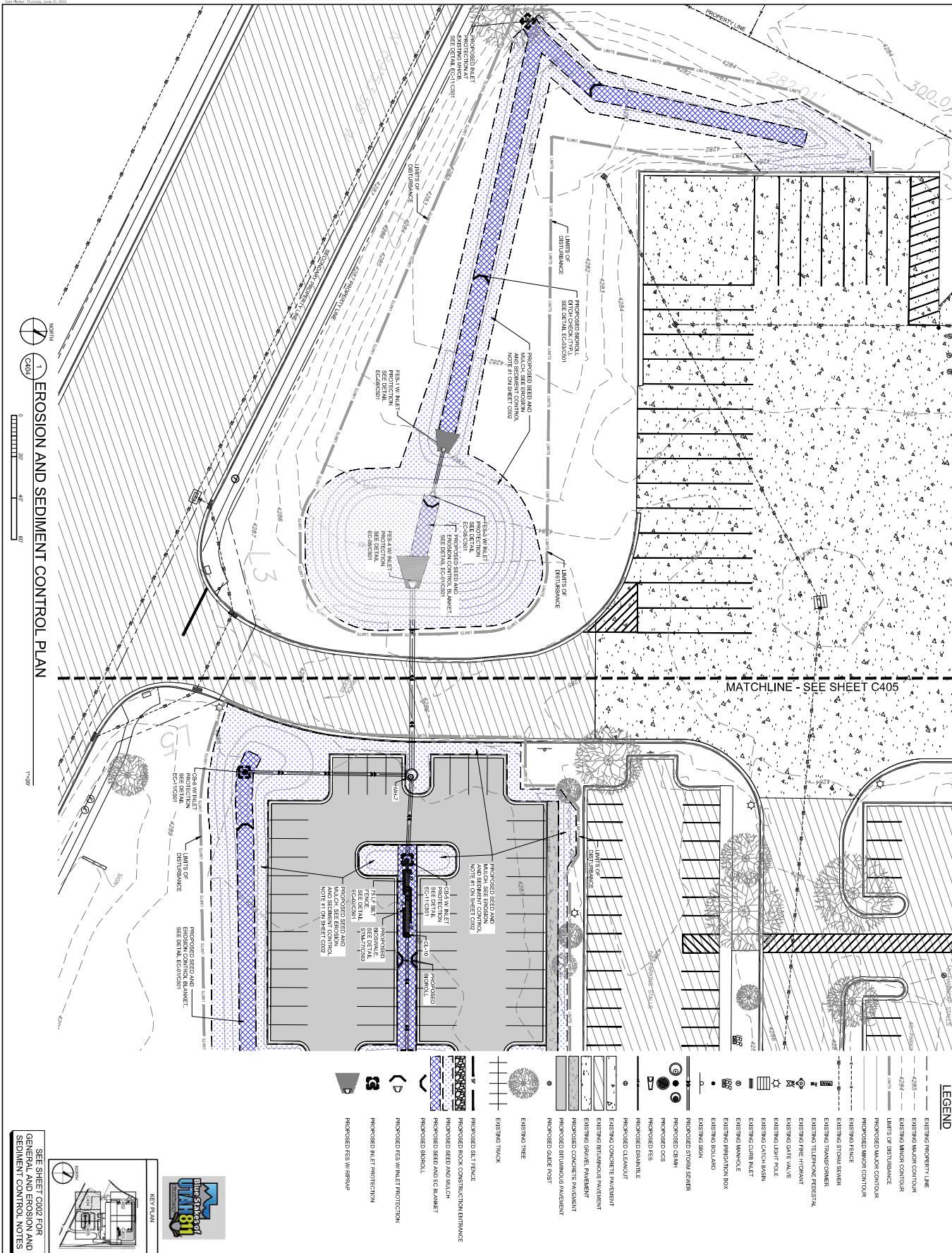


A circular professional engineering seal. The outer ring contains the text "PROFESSIONAL ENGINEER", "NO. 11111111111111111111", and "STATE OF MASSACHUSETTS". The inner circle contains "ANDREW R.", "LAPLANTE", and "PE". The date "06/26/2015" is printed at the bottom of the seal. A blue ink signature is visible to the right of the seal.

ISSUED FOR  
PERMIT

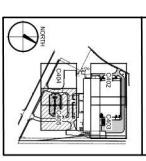
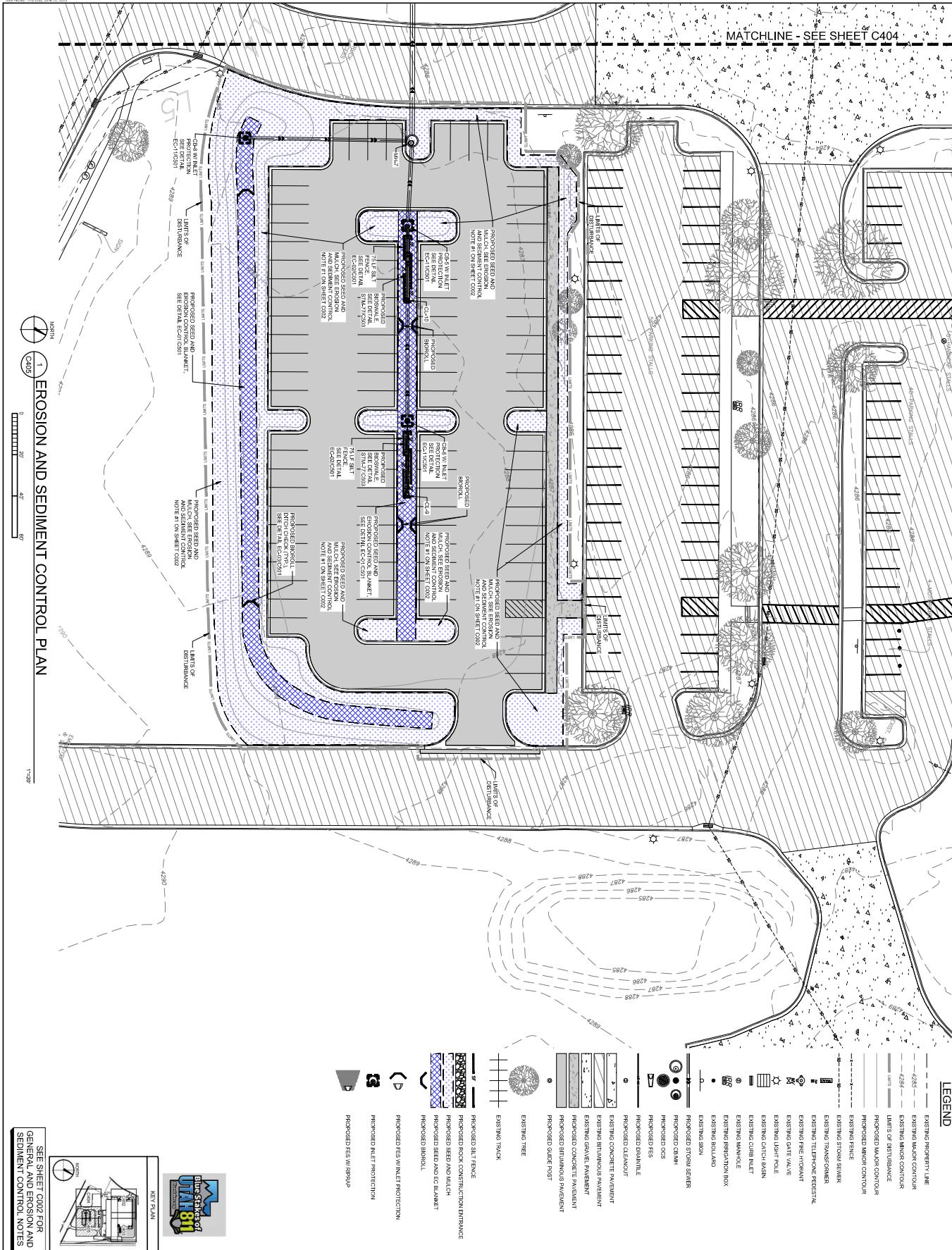






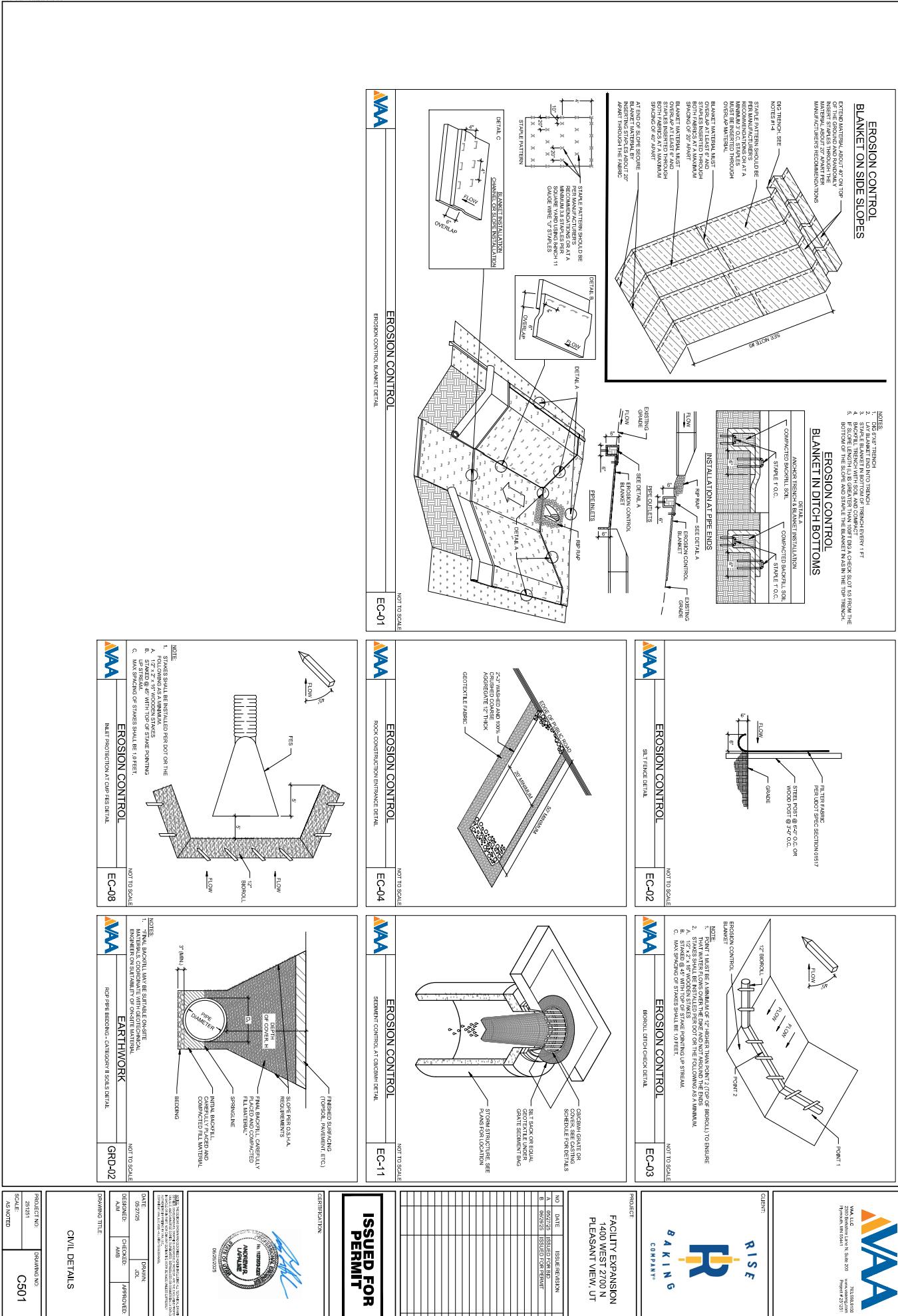
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2	10/27/95	2	RE-ISSUED
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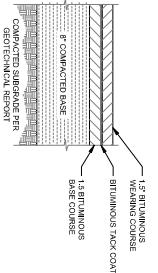


JULY 2002, OK  
GENERAL AND EROSION AND  
SEDIMENT CONTROL NOTES

PROJECT		CLIENT:	
FACILITY EXPANSION		RISE BAKING COMPANY	
1400 WEST 2700 N			
PLEASANT VIEW, UT			
DATE ISSUED/REVISION BY			
NO.	DATE	ISSUE/REVISION	BY
A	06/27/23	ISSUED FOR RENT	SOL
B	06/27/23	ISSUED FOR RENT	SOL
C	06/27/23	ISSUED FOR RENT	SOL
D	06/27/23	ISSUED FOR RENT	SOL
E	06/27/23	ISSUED FOR RENT	SOL
F	06/27/23	ISSUED FOR RENT	SOL
G	06/27/23	ISSUED FOR RENT	SOL
H	06/27/23	ISSUED FOR RENT	SOL
I	06/27/23	ISSUED FOR RENT	SOL
J	06/27/23	ISSUED FOR RENT	SOL
K	06/27/23	ISSUED FOR RENT	SOL
L	06/27/23	ISSUED FOR RENT	SOL
M	06/27/23	ISSUED FOR RENT	SOL
N	06/27/23	ISSUED FOR RENT	SOL
O	06/27/23	ISSUED FOR RENT	SOL
P	06/27/23	ISSUED FOR RENT	SOL
Q	06/27/23	ISSUED FOR RENT	SOL
R	06/27/23	ISSUED FOR RENT	SOL
S	06/27/23	ISSUED FOR RENT	SOL
T	06/27/23	ISSUED FOR RENT	SOL
U	06/27/23	ISSUED FOR RENT	SOL
V	06/27/23	ISSUED FOR RENT	SOL
W	06/27/23	ISSUED FOR RENT	SOL
X	06/27/23	ISSUED FOR RENT	SOL
Y	06/27/23	ISSUED FOR RENT	SOL
Z	06/27/23	ISSUED FOR RENT	SOL
DRAWING TITLE:		DRAWING NO.:	
DRAWING NO.:		PROJECT NO.:	
C405		C405	
AS NOTED		AS NOTED	
CERTIFICATION:		CERTIFICATION:	
I, the undersigned, certify that the plans and specifications contained in this drawing set are my original work and have not been prepared by anyone else. I further certify that the plans and specifications have been prepared in accordance with applicable codes, standards, and regulations.		I, the undersigned, certify that the plans and specifications contained in this drawing set are my original work and have not been prepared by anyone else. I further certify that the plans and specifications have been prepared in accordance with applicable codes, standards, and regulations.	
DATE: 06/27/23		DRAWN: J.D.	
DESIGNED: A.M.		CHECKED: A.M.	
APPROVED: A.M.			
EROSION AND SEDIMENT CONTROL PLAN			

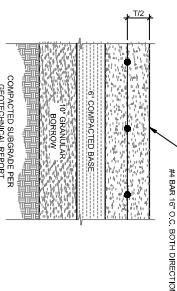


Fulton White  
pavement  
section:  
7" HMA on  
12" UBBC on  
13" GB



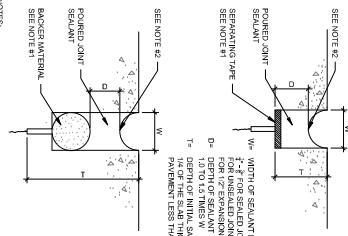
NOTE: SUBMIT ASPHALT MIX DESIGN TO ENGINEER FOR REVIEW PRIOR TO INSTALLATION

PAVING  
BITUMINOUS PAVEMENT DETAIL  
PM/MT-01

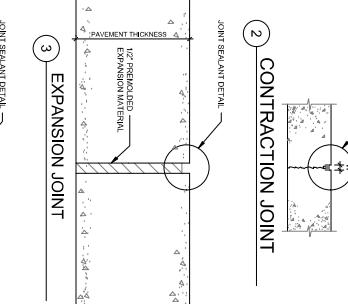


NOTES:  
1. CONTROLLED JOINTS ARE TO MAXIMUM 80' DURING CONSTRUCTION.  
2. CONTRACTOR SHALL ALLOW CONTRACTOR TO CONSTRUCT AND ENGINEER FOR REVIEW A MINIMUM OF 3 WEEKS PRIOR TO CONSTRUCTION.

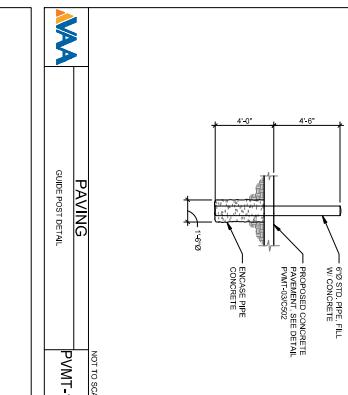
PAVING  
REINFORCED CONCRETE PAVEMENT DETAIL  
PM/MT-03



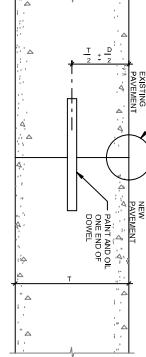
1) JOINT SEALANT DETAILS



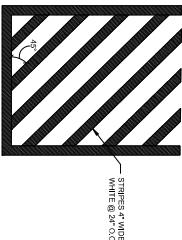
2) CONTRACTION JOINT



3) EXPANSION JOINT

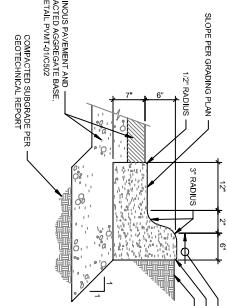


4) DOMELED CONSTRUCTION JOINT

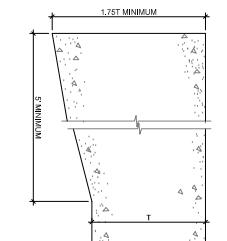


CONSTRUCTION JOINTS SHALL HAVE MC  
SMOOTH BARS 6" O.C. AND SPACED 12" O.C.

12" NOTES PAVEMENT THICKNESS



PAVING  
CONCRETE CURB AND GUTTER (80/12) DETAIL  
PM/MT-08



PAVING  
THICKENED PAVEMENT EDGE DETAIL  
PM/MT-12



CLIENT:

PROJECT:  
1400 WEST 2700 N  
PLEASANT VIEW, UT

DATE:

06/26/2013

BY:

JCL

NO:

A

ISSUE/REVISION:

0

JOINT PLATE:

1

SECTION:

SECTION

JOINT TYPE:

1

WALK WIDTH PER 24' :

14'

CONCRETE:

100

BASE:

100

COMPACTED:

100

GRADE:

1.4%

JOINT FILL:

100

PIPE:

100

PIPE FILL:

100

PROPOSED CONCRETE:

100

PAVEMENT:

100

SEALANT:

100

SOIL:

100

WALK WIDTH:

14'

JOINT TYPE:

1

WALK WIDTH:

14'

JOINT FILL:

100

PIPE:

100

PIPE FILL:

100

PROPOSED CONCRETE:

100

PAVEMENT:

100

SEALANT:

100

SOIL:

100

WALK WIDTH:

14'

JOINT FILL:

100

PIPE:

100

PIPE FILL:

100

PROPOSED CONCRETE:

100

PAVEMENT:

100

SEALANT:

100

SOIL:

100

WALK WIDTH:

14'

JOINT FILL:

100

PIPE:

100

PIPE FILL:

100

PROPOSED CONCRETE:

100

PAVEMENT:

100

SEALANT:

100

SOIL:

100

WALK WIDTH:

14'

JOINT FILL:

100

PIPE:

100

PIPE FILL:

100

PROPOSED CONCRETE:

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PAVEMENT:

100

SEALANT:

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SOIL:

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WALK WIDTH:

14'

JOINT FILL:

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PIPE FILL:

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PROPOSED CONCRETE:

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PAVEMENT:

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SEALANT:

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SOIL:

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WALK WIDTH:

14'

JOINT FILL:

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PIPE FILL:

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PROPOSED CONCRETE:

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PAVEMENT:

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SEALANT:

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SOIL:

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WALK WIDTH:

14'

JOINT FILL:

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PIPE FILL:

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PROPOSED CONCRETE:

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PAVEMENT:

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SEALANT:

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SOIL:

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WALK WIDTH:

14'

JOINT FILL:

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PIPE:

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PIPE FILL:

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PROPOSED CONCRETE:

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PAVEMENT:

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SEALANT:

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SOIL:

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WALK WIDTH:

14'

JOINT FILL:

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PIPE:

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PIPE FILL:

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PROPOSED CONCRETE:

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PAVEMENT:

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SEALANT:

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SOIL:

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WALK WIDTH:

14'

JOINT FILL:

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PIPE:

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PIPE FILL:

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PROPOSED CONCRETE:

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PAVEMENT:

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SEALANT:

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SOIL:

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WALK WIDTH:

14'

JOINT FILL:

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PIPE:

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PIPE FILL:

100

PROPOSED CONCRETE:

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PAVEMENT:

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SEALANT:

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SOIL:

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WALK WIDTH:

14'

JOINT FILL:

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PROPOSED CONCRETE:

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PAVEMENT:

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SOIL:

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WALK WIDTH:

14'

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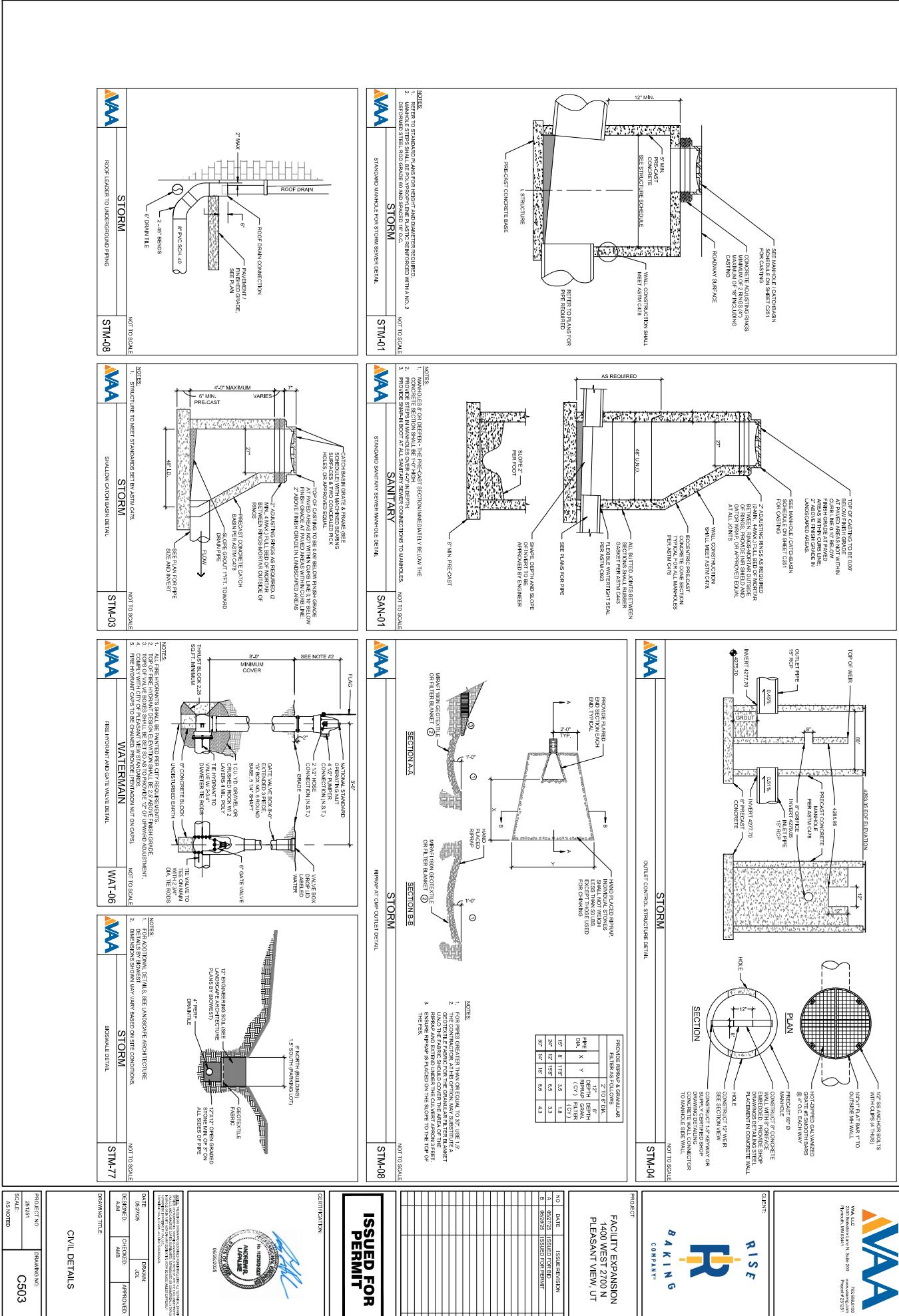
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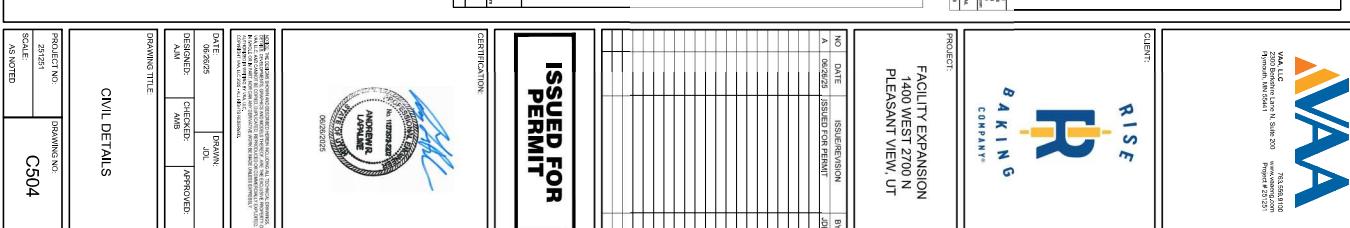
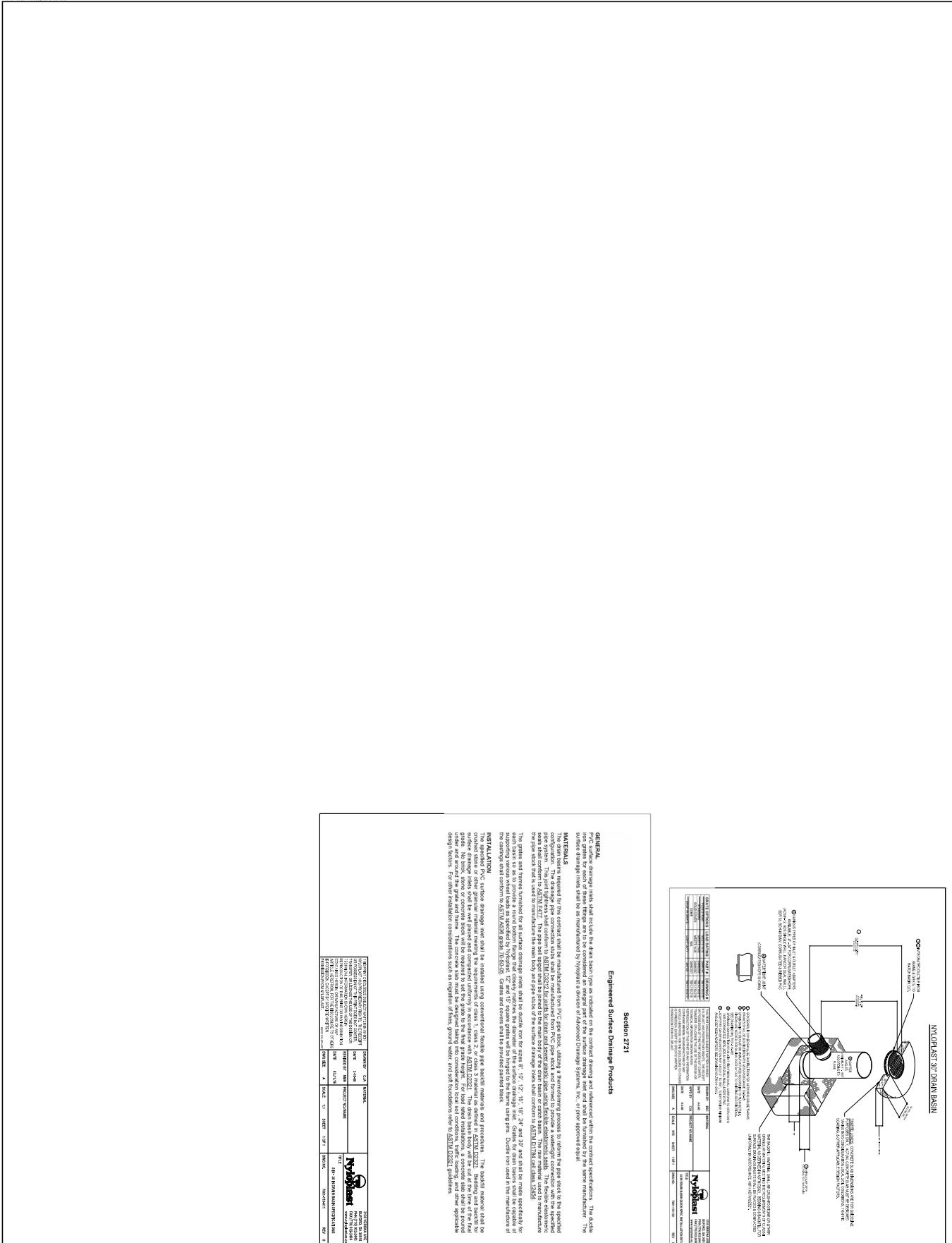
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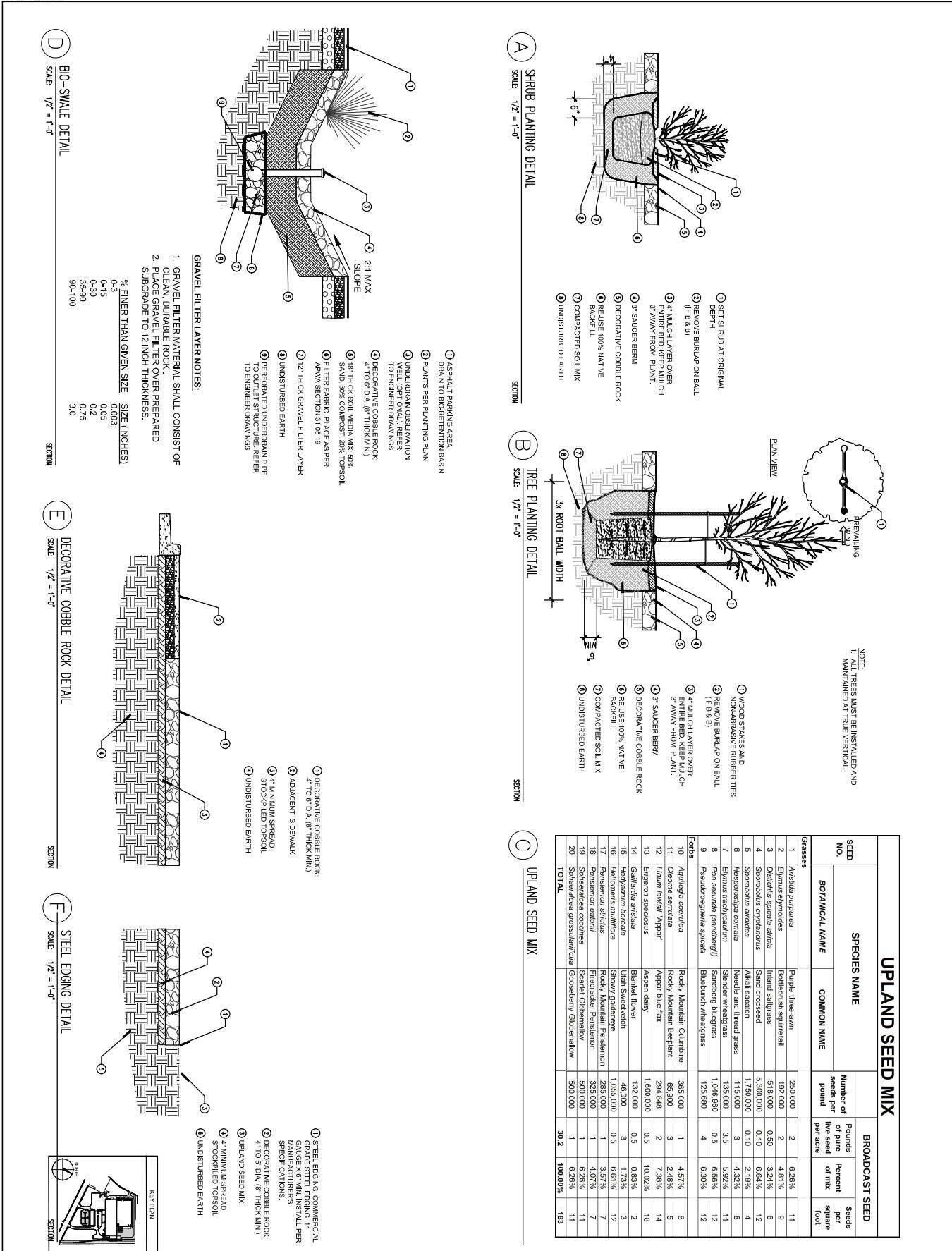
PAVEMENT:

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SEALANT:







**ISSUED FOR REVIEW**  
NOT FOR CONSTRUCTION

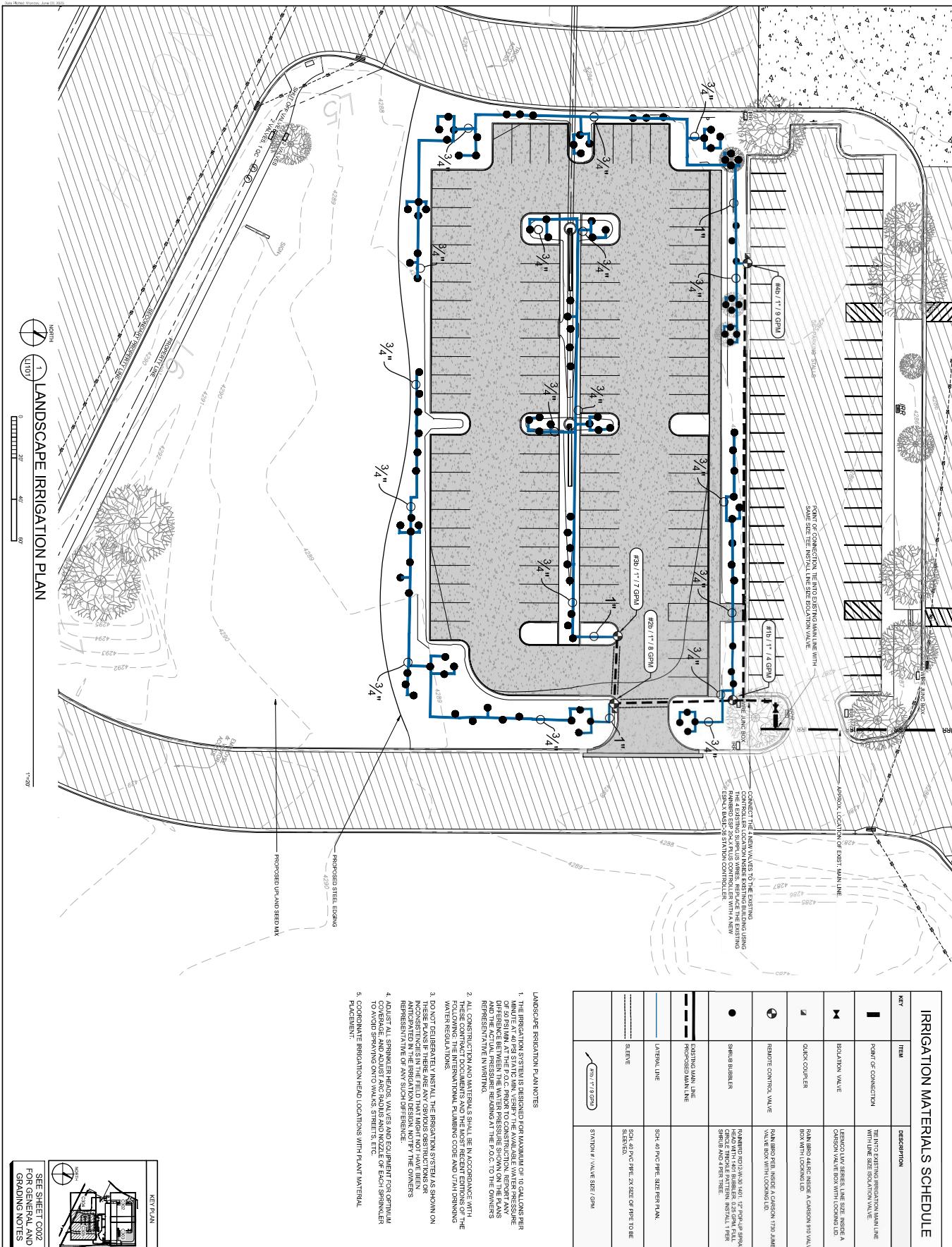
CERTIFICATION

DATE: 6/06/2015 DRAWN: JDL  
DESIGNED: CJC/CB APPROVED: JDL  
DRAWING TITLE: LANDSCAPE DETAILS

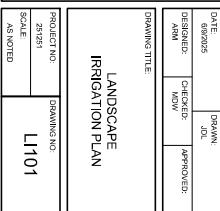
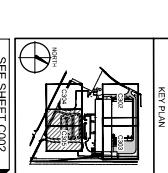
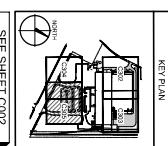
PROJECT NO.: 201251	DRAWING NO.: LD101
SCALE: AS NOTED	DRAWN: AS NOTED
DESIGNED: AS NOTED	APPROVED: AS NOTED
DRAWING TITLE: LANDSCAPE DETAILS	

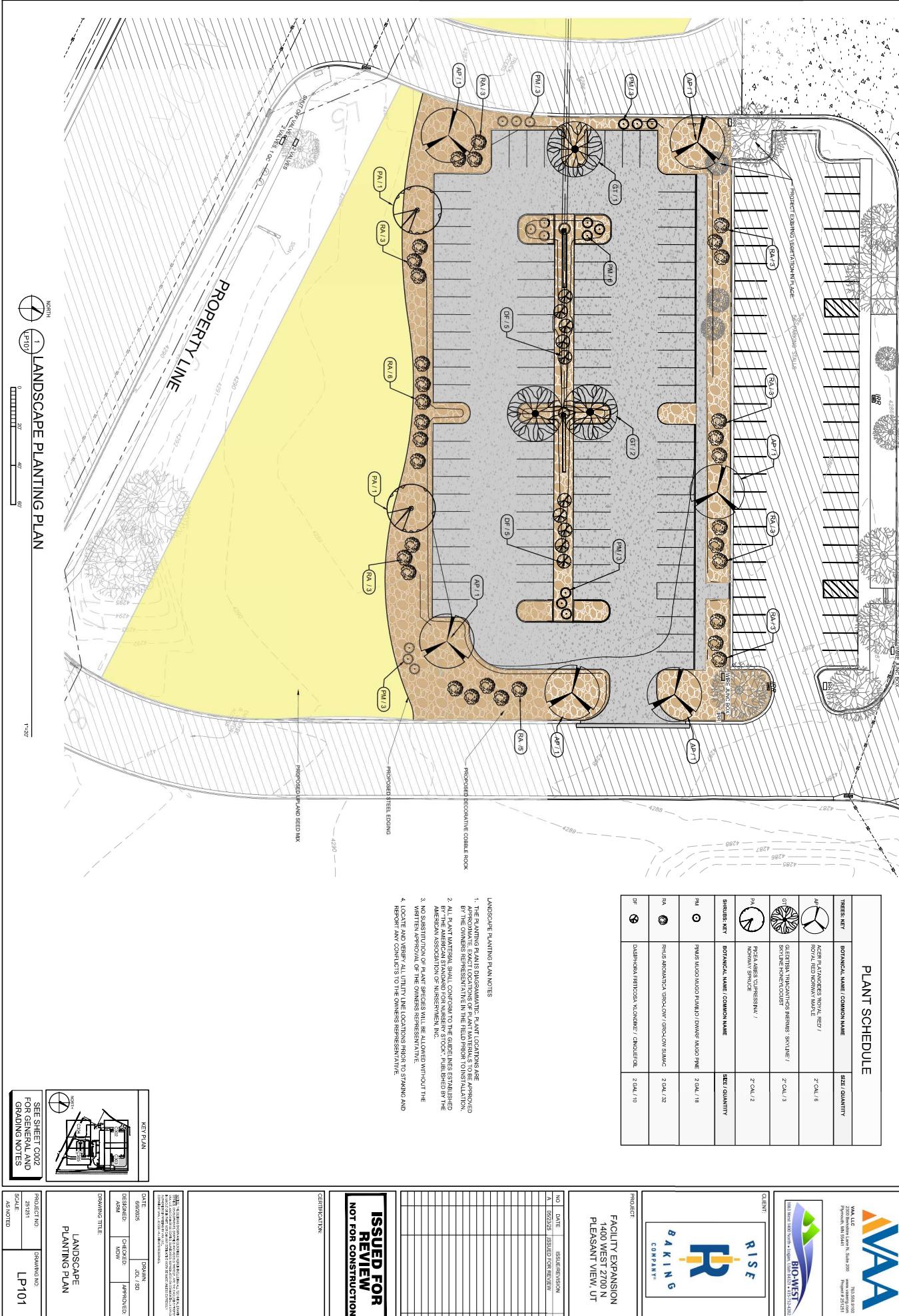


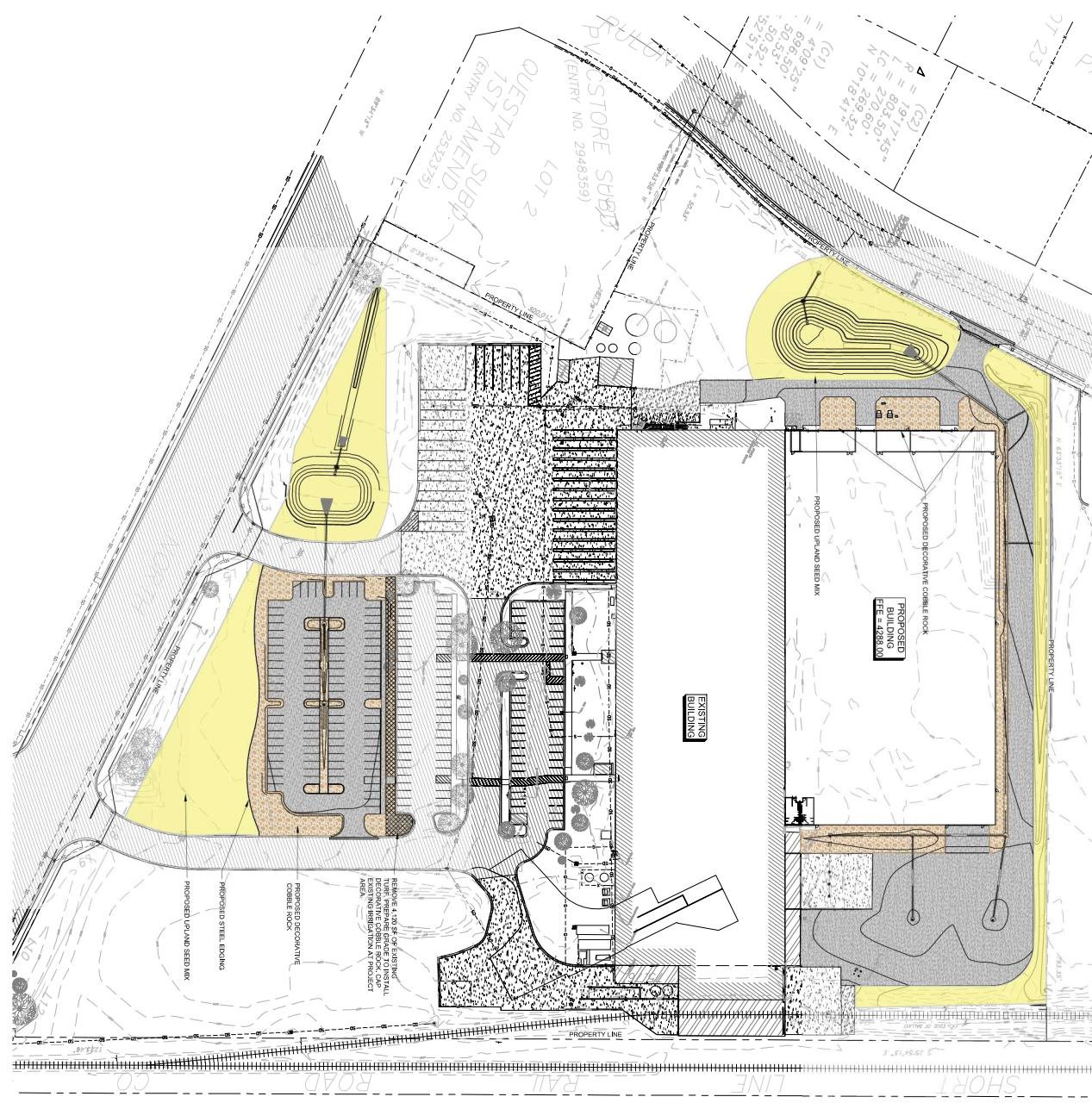




IRRIGATION MATERIALS SCHEDULE		
KEY	ITEM	DESCRIPTION
<b>I</b>	POINT-OF-CONNECTION	TYPE A750 FLOOR MOUNT IRIGATION MANIFOLD LINE WITH 1/2" NPT ISOLATION VALVE
<b>M</b>	ISOLATION VALVE	LEMONI LINE SERIES, LINE SIZE: INSIDE A CARBON VALVE BOX WITH LOCKING SLID
<b>Q</b>	QUICK-COUPLER	RAB-BRD-544C INSIDE A CARBON 10" VALVE BOX WITH LOCKING SLID
<b>R</b>	REMOTE CONTROL VALVE	RAB-BRD-1750-30 40-1/2" POP-UP SPRAY VALVE FOR 1/2" NPT LINE INSIDE A CARBON 10" VALVE BOX WITH LOCKING SLID
<b>S</b>	SHRUB BUBBLER	RAB-BRD-1750-30 40-1/2" POP-UP SPRAY VALVE FOR 1/2" NPT LINE INSIDE A CARBON 10" VALVE BOX WITH LOCKING SLID, 1" DIA. FULL SHrub AND 4 PT. TEE
<b>---</b>	EXISTING MAN. LINE PREVIOUS MAN. LINE	
<b>L</b>	LATERAL LINE	SCM-40 PVC PIPE, SIZE PER PLAN
<b>S</b>	SLV/E	SCM-40 PVC PIPE, 2X SIZE OF PIPE TO BE SLVED.
		STATION # VALVE SIZE (PSI)
		#15, 1/2" (4.5MM)







## SITE PLAN LEGEND

KEY	ITEM	SIZE / QUANTITY
	PROPOSED REINFORCED CONCRETE CURB & GUTTER	325 LF
	STEEL STOKE GATE 4' X 6' X 10' IN. (1.22 X 1.83 X 3.05 M)	1 UNIT
	MANUFACTURER'S SPECIFICATIONS	
	PROPOSED DECORATIVE COBBLE ROCK 4" TO 6"	
	OD. (P. 18" X 14")	
	PROPOSED UPGRADING SEWER LINE, SEE DETAIL C	
	SHALLOW 12" DEEP	
	UPGRADING 18" DEEP, SEE DETAIL C	
	3250 SF / 190 CY	
	100000 SQ FT / 1.5 ACRE	
	SOFT FILL	
	100000 SQ FT / 1.5 ACRE	
	SOFT FILL	
	100000 SQ FT / 1.5 ACRE	
	SOFT FILL	
	100000 SQ FT / 1.5 ACRE	
	SOFT FILL	
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NO.	DATE	ISSUE/REVISION
A	02/23/2025	ISSUED FOR REVIEW

**ISSUED FOR  
REVIEW  
NOT FOR CONSTRUCTION**

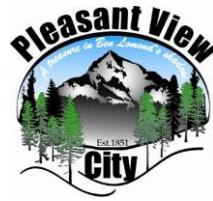
SEE SHEET C202  
FOR GENERAL AND  
GRADING NOTES

NORTH

KEY PLAN

PROJECT NO:	DRAWING NO:
251251	
SCALE:	LS101
AS NOTED	





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## MEMORANDUM

To: Pleasant View City

From: Dana Q. Shuler, P.E.  
City Engineer's Office  
Jones & Associates Consulting Engineers

RE: **Site Plan Review**  
**Rise Baking**

Date: July 23, 2025

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### SITE PLAN REVIEW

1. Storm Water/Low Impact Development
  - a. Provide storm water detention calculations per [City Standards](#).
  - b. Provide Storm Water Quality Report – LID and retention must be evaluated and implemented.
    - i. Please use the State's template: [Storm Water Quality Report Template](#) (DWQ-2018-013750.doc)
    - ii. Pleasant View 80<sup>th</sup> percentile storm: 0.48"
    - iii. Attached is the list of acceptable LID BMPs for Pleasant View City. For private development, alternatives may be submitted.
    - iv. See [Guide to Low Impact Development within Utah Manual](#) for more information.
  - c. Detention volume may be revised after LID and retention are evaluated and quantified.  
(Net Detention = Gross detention – retention)
  - d. LID/retention should be addressed in Geotech report. Infiltration rate should be tested and provided to determine suitability for retention/infiltration, if applicable. If retention is deemed technically infeasible, water quality measures must be implemented.
  - e. Owner-executed Long-Term Storm Water Management Agreement is required for all detention/retention/LID measures prior to acceptance of improvement plans.

- f. If applicable, a Class V injection well permit is required for dry wells and subsurface fluid distribution systems. (refer to [DWQ UIC Program](#))
2. Provide quantity and description of sanitary sewer flow to City's collection system (out to Rulon White Blvd.).
3. Provide Traffic Impact Study.
  - a. If this redevelopment will cause a 20% or more increase in the number of trips, you'll need to initiate a pre-application meeting with UDOT. In that meeting, they'll determine if anything further is necessary.
4. Water line and service to property need to be clarified.
5. Bona Vista Water Improvement District plan approval required.

#### **OTHER ITEMS**

Additionally, we offer the following comments:

1. Due to the proximity to the railroad crossing, the City is required to request a Diagnostic review from UDOT Rail Division. We'll let you know if more information is requested from them.
2. Due to the proximity to the future Utah Transit Authority (UTA) railroad corridor, the City will make UTA aware of this development.

No work may commence on the site until:

1. Plans are accepted;
2. A preconstruction meeting is held; and
3. Pleasant View City Storm Water Construction Activity Permit, complete with SWPPP and NOI, is submitted.

If you have any questions, please feel free to contact me.

Attachments: Pleasant View City LID BMPs



## Summary of Allowable LID BMPs

from A Guide to Low Impact Development within Utah

<https://deq.utah.gov/water-quality/low-impact-development>

LID BMP Category	LID BMP Type	Fact Sheet ID	Primary Functions			Where Permitted				
			Removal Effectiveness <sup>1</sup>	Bioretention	Volume Retention	Biofiltration	Maintenance Effort	Residential - Public Roads	Residential - Private Roads	Residential - Multi-family
Bioretention	Rain Garden	BR-1	high	yes	yes	yes	low-med	yes	yes	yes
	Bioretention Cell	BR-2	high	yes	yes	yes	low-med	yes	yes	yes
	Bioswale	BR-3	medium	yes	some	yes	low	yes	yes	yes
	Vegetated Strip	BR-4	med-high	yes	some	yes	low	yes	yes	yes
	Tree Box Filter	BR-5	med-high	yes	varies	yes	medium	yes	yes	yes
	Green Roof	BR-6	med-high	yes	yes	yes	med-high	no <sup>2</sup>	no <sup>2</sup>	yes
Pervious Surfaces	Pervious Surfaces	PS-1	high	yes	yes	some	low-med	no <sup>2</sup>	no <sup>2</sup>	yes
	Infiltration Basin <sup>3</sup>	ID-1	high	yes	yes	yes	low	yes	yes	yes
	Infiltration Trench	ID-2	high	yes	yes	some	low	no	yes	yes
	Dry Well <sup>3,4</sup>	ID-3	high	yes	yes	no	low-med	yes	yes	no
	Underground Infiltration Gallery <sup>3,4</sup>	ID-4	high	yes	yes	no	low-med	yes	yes	yes
	Harvest and Reuse	HR-1	varies	varies	yes	varies	low	no <sup>2</sup>	no <sup>2</sup>	yes

### Notes

<sup>1</sup> Sediment, Nutrients, Metals, Bacteria, Oil/Grease

<sup>2</sup> Individual homes are encouraged to utilize BMP, but it will not count towards LID and retention requirement for development.

<sup>3</sup> Requires pre-treatment

<sup>4</sup> Requires UIC Class V injection well permit from State of Utah

<sup>5</sup> Other factors (e.g. drinking water source protection zone, contaminated groundwater, etc.) may limit use.

### Nearby examples:

Vegetated Strip - 2025 W/2075 W 500 S, Marriott-Slaterville

Bioretention Cell - Grant Ave, 20th to 24th, Ogden

Bioretention Cell - Union Grill, Grant Ave at 24th, Ogden